



Ladyfields, Midway, Swadlincote,  
Derbyshire





£325,000



## Key Features

- Large Detached Bungalow
- Two Large Double Bedrooms
- Great Sized Plot
- Abundance Of Off Road Parking
- Detached Double Garage
- Extra Large Lounge
- EPC rating D
- Freehold







Newton Fallowell are pleased to be able to offer for sale this large two bedroomed detached bungalow with a great sized plot and detached double garage. The property is being offered to the market with no upward chain and benefits from two great sized double bedrooms, large lounge, dining kitchen, two shower rooms (one providing a small utility area) and a great sized conservatory. Externally the property benefits from a private tiered garden with a number of seating and decked areas and to the front is an extra large block paved driveway and double garage. Viewings are highly recommended.

### Accommodation In Detail

Upvc double glazed double doors leading to:

### Entrance Porch

having Upvc double glazed windows, side panels, tiling to floor and door leading through to:

### Entrance Hall

having consumer unit for electrics, access to loft space, two cupboards one housing hot water cylinder, thermostat for central heating, wood effect laminate flooring and one central heating radiator.

### Large Lounge 4.29m x 6.37m (14'1" x 20'11")

having gas fire with tiled hearth and wooden surround, media points, wood effect laminate flooring, two central heating radiators, Upvc double glazed window to side elevation and Upvc double glazed bow window to front elevation.

### Dining Kitchen 4.25m x 4.54m (13'11" x 14'11")

having range of base and wall mounted units, laminate working surface, electric under counter oven, four ring gas hob with extractor over, stainless steel sink and drainer with chrome mixer tap, space for dishwasher, cupboard housing gas fired central heating boiler, tiled splashback, tiling to floor, one central heating radiator and Upvc double glazed door with Upvc double glazed side panels leading through to:

### Conservatory 6.22m x 2.15m (20'5" x 7'1")

having double glazed units, tiling to floor and Upvc double glazed sliding patio doors leading out to rear elevation.

### Second Shower Room/Utility Room 1.8m x 2.09m (5'11" x 6'11")

having low level wc, space saving wash basin with chrome taps, walk-in shower cubicle with electric shower, full tiling complement, space for washing machine, extractor fan, one central heating radiator and frosted Upvc double glazed window to rear elevation.

### Master Bedroom 3.93m x 3.67m (12'11" x 12'0")

having carpet to floor, one central heating radiator and wooden double glazed window to rear elevation.

### Bedroom Two 3.92m x 3.34m (12'11" x 11'0")

having carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

### Shower Room 2.42m x 1.91m (7'11" x 6'4")

having low level wc, vanity wash basin with chrome mixer tap, bidet with chrome fittings, walk-in quadrant shower cubicle with thermostatic shower over and fully tiled, extractor fan, heated towel radiator and frosted Upvc double glazed window to side elevation.

### Outside

To the front of the property is an extra large block paved driveway providing parking for several vehicles and leading to the detached double garage which has power, lighting, two up and over garage doors, frosted Upvc double glazed door to side, Upvc double glazed window and two wooden single glazed windows. To the rear is an enclosed tiered garden with a number of seating areas, mature planter beds, bushes, artificial grass, space for shed and number of decked areas.





### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

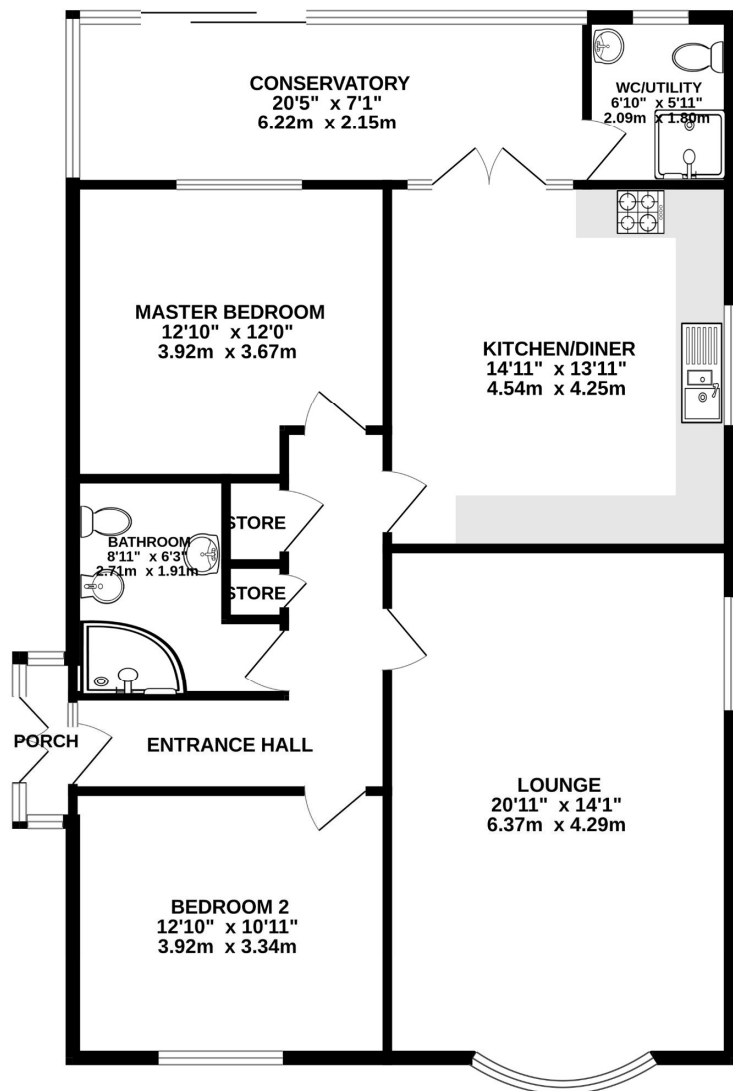






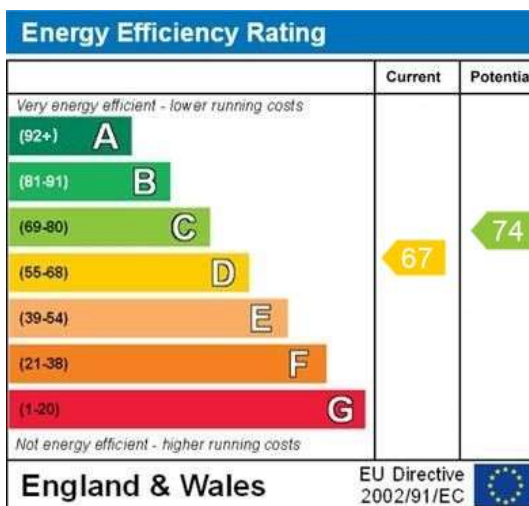
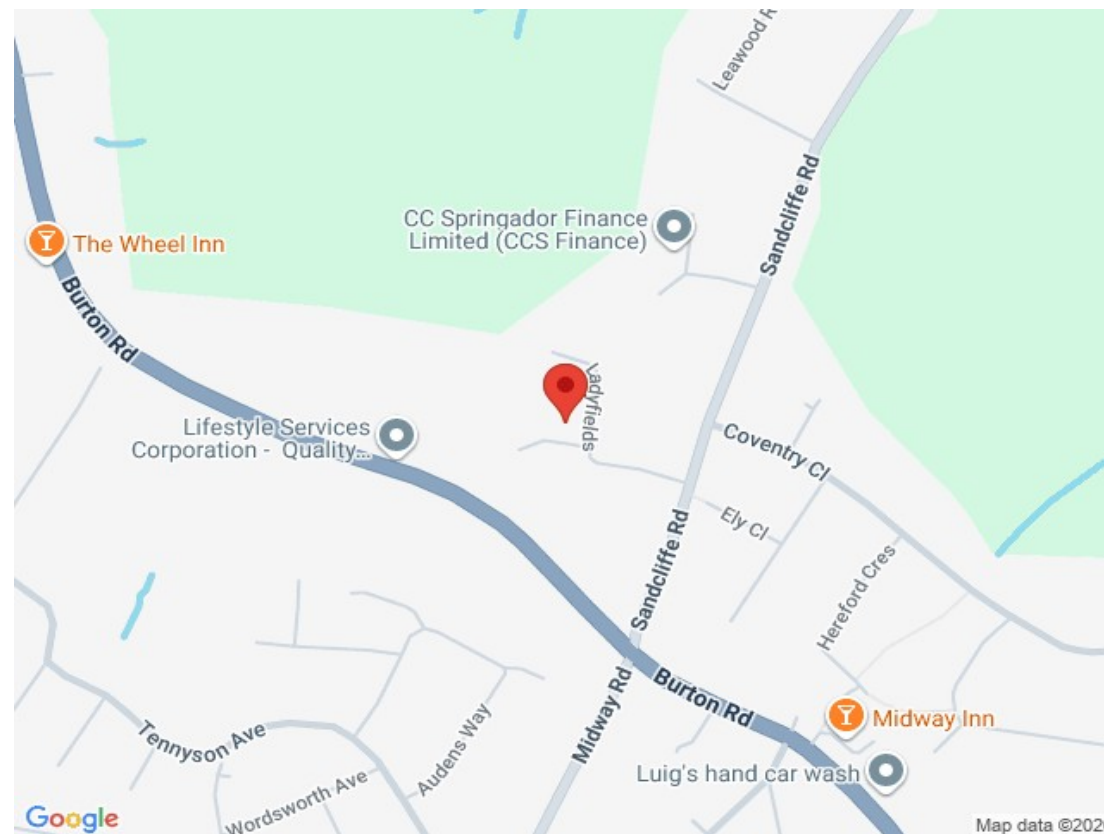


GROUND FLOOR  
1170 sq.ft. (108.7 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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