



Burton Rd, Midway, Swadlincote



3



1



2

£285,000



Key Features

- Traditional Detached Family Home
- Three Bedrooms
- Lounge & Dining Room
- Extended Breakfast Kitchen
- Four Piece Bathroom
- Drive & Garage
- EPC rating E
- Freehold





Situated on the highly respected and sought after Burton Road at Midway, the property is just a short car journey from a wide range of amenities in nearby Swadlincote, Ashby de la Zouch and Burton on Trent, as well as the National Forest attractions and facilities. The central location also makes this an ideal base for commuters. The main entrance is to the front, with a door to the entrance hall. This has stairs to the first floor and doors to the ground floor rooms. To the front there's a box bay fronted dining room with an electric fire and marble backed fireplace. The lounge is located to the rear and has a gas fire along with patio gardens to the rear garden. At the end of the hall, next to the lounge, there's the extended breakfast kitchen, with a good range of wall and base units, breakfast bar, built in gas hob and electric oven and appliance spaces. There's also a storage cupboard and a door to a rear lobby and guest cloakroom. To the first floor the master bedroom is located to the rear and has built in wardrobes and storage. Bedroom two is also a double, located to the front, as is bedroom three a single. The four piece bathroom completes the accommodation and has a spa bath, separate shower (electric) wash basin and WC. The property occupies a slightly elevated position set back from the road, and has lawn to the front along with a drive with parking for several cars along with space for turning. To there's a detached garage and access to the rear garden with lawn, beds and patio.

Points to Note

SERVICES: Water, mains gas and electricity are connected. 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. **MEASUREMENTS:** Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring. **TENURE:** Freehold - with vacant possession on completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Council Tax

The property is within South Derbyshire District Council and is listed as a band D property at <https://www.gov.uk/council-tax-bands>.

Room Sizes

Lounge 3.89m x 3.92m (12.8ft x 12.9ft)

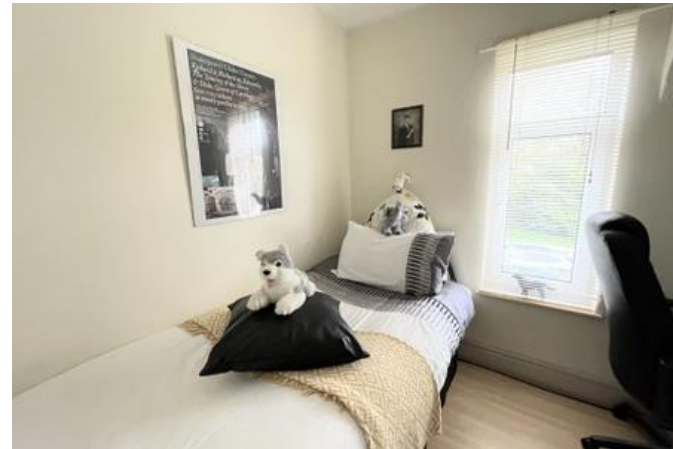
Dining Room 3.89m x 3.04m (12.8ft x 10ft)

Kitchen 3.96m x 3.9m (13ft x 12.8ft)

Master Bedroom 3.59m x 3.92m (11.8ft x 12.9ft)

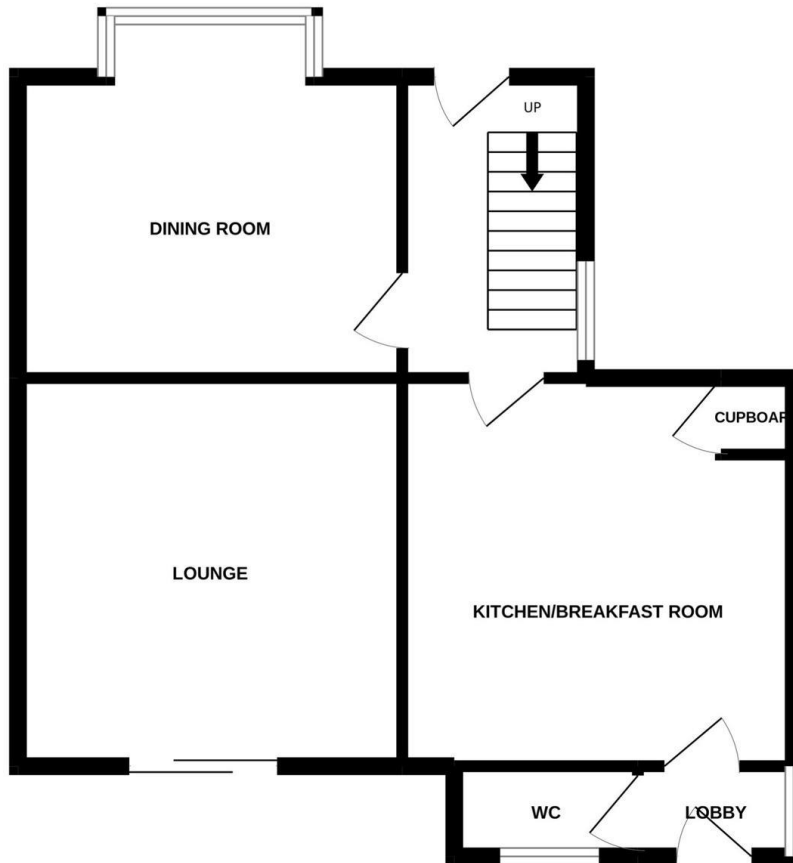
Bedroom Two 3.59m x 3.05m (11.8ft x 10ft)

Bedroom Three 2.8m x 2.27m (9.2ft x 7.4ft)

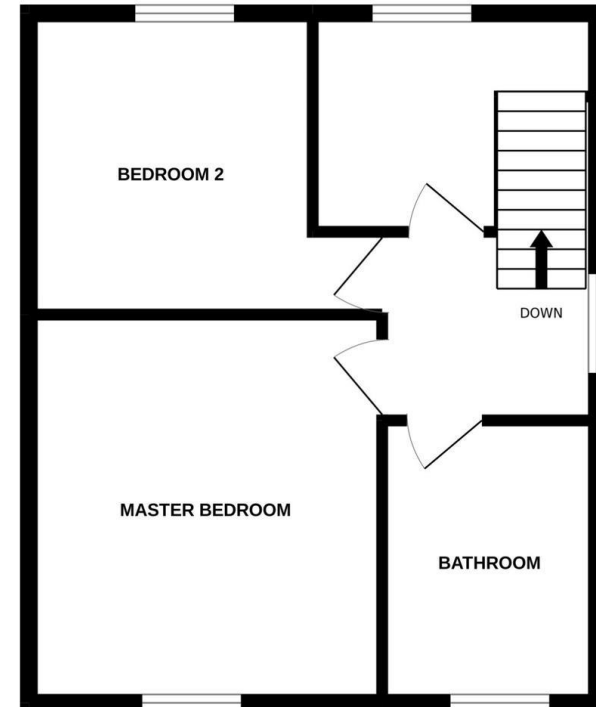




GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
675 Burton Road