



Wilmot Road, Swadlincote



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£235,000

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Key Features

- Beautifully Presented Character Home
- Off Road Parking
- Cellar
- Solar Panels (Owned Outright)
- Stunning Kitchen
- Immaculately Landscaped Rear Garden
- EPC rating C





*** Beautifully Presented Throughout ***

Newton Fallowell are delighted to present to the market this beautifully presented family home. Set ideally for the town centre this character property offers well proportioned living throughout and comprises of in brief:- entrance porch, hallway, inner lobby with access to cellar, front and rear reception rooms and fully fitted kitchen. On the first floor there are two well proportioned bedrooms and a family bathroom. Outside to the front is a hard landscaped fore garden with gates leading to off road parking. To the rear is an impressive landscaped rear garden with multiple patio seating areas, lawn and a vast array of shrubs, plants and trees. There are also fully owned solar panels which will be transferred to the new owner.

Accommodation In Detail

Entrance Porch 1.00m x 1.20m (3'4" x 3'11")

Entrance Hall 3.70m x 1.00m (12'1" x 3'4")

Inner Hall 1.50m x 1.80m (4'11" x 5'11")

having staircase rising to first floor, one central heating radiator, original Minton tiling to floor and large understairs pantry which gives access to the cellar.

Reception Room 4.00m x 3.90m (13'1" x 12'10")

having Upvc double glazed bay window to front elevation, one central heating radiator, original plaster coving and feature fireplace with gas fire.

Rear Reception Room 3.50m x 3.90m (11'6" x 12'10")

having Upvc double glazed windows to rear and side elevations and one central heating radiator.

Rear Lobby 1.80m x 1.60m (5'11" x 5'2")

having wall mounted storage cupboards and Upvc double glazed window and door leading out to side elevation.

Kitchen 4.10m x 2.50m (13'6" x 8'2")

having two Upvc double glazed windows to side elevation, Upvc double glazed window to rear elevation, plinth under counter heater, ceramic sink with stainless steel mixer taps, integrated fridge/freezer and dishwasher, solid oak work surfaces, tiled splashbacks and integrated electric fan oven with four ring induction hob and stainless steel extractor fan over.

On The First Floor

Landing 1m extending to 2.6m x 1.8m

with access to fully boarded loft

Bedroom One 3.70m x 3.30m (12'1" x 10'10")

having Upvc double glazed window to rear and side elevation and one central heating radiator.

Bedroom Two 3.30m x 3.30m (10'10" x 10'10")

having Upvc double glazed windows to front and side elevations and one central heating radiator.

Family Bathroom

having four piece suite comprising panelled bath, corner shower cubicle, low level wc, wash hand basin, one central heating radiator, Upvc double glazed window to front elevation and houses the gas fired central heating combination boiler.

Outside

To the front of the property is a small, landscaped garden and private gates leads to secure off road parking. To the rear is an immaculate landscaped garden with extensive array of shrubs, plants, trees, multiple patio seating areas, outside power source lawned area leading to a summerhouse, greenhouse and large shed.



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.

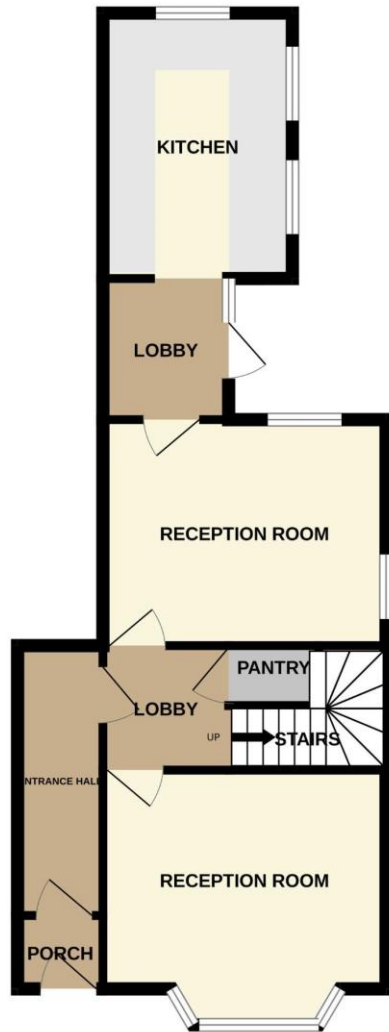
Note

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.

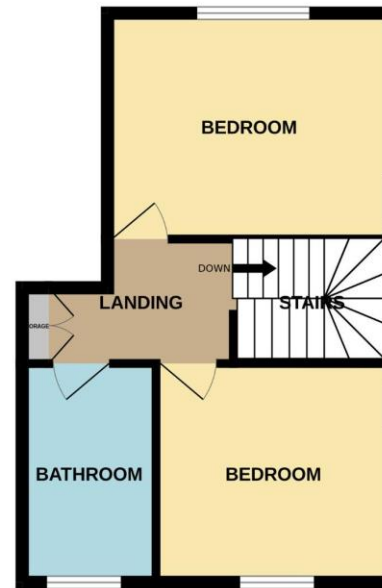


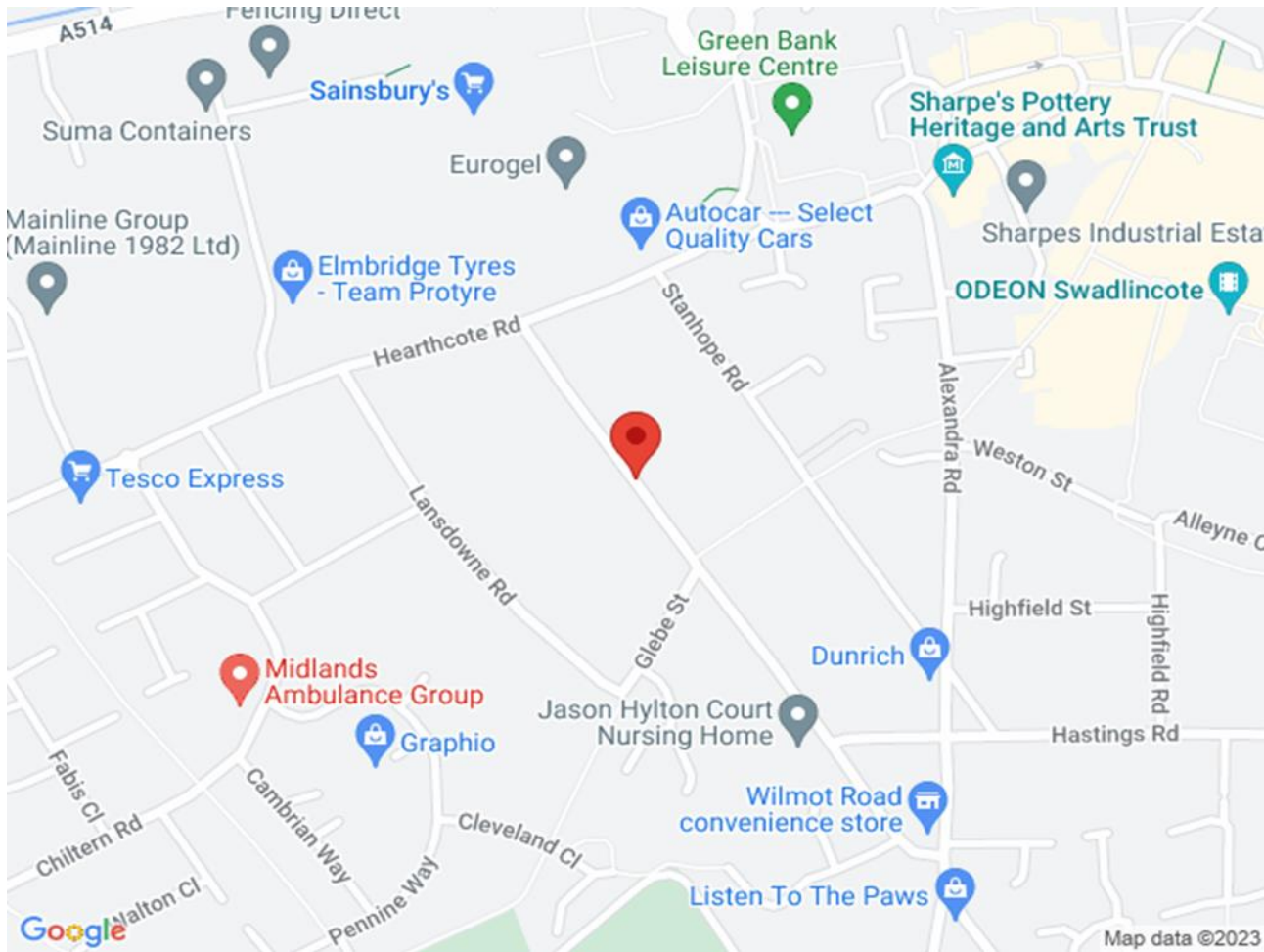


GROUND FLOOR



1ST FLOOR





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address:
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