



Mansfield Close, Swadlincote



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Guide price £300,000



Key Features

- Well Presented Family Home
- Driveway / Garage
- Open Plan Kitchen / Diner
- Large Reception Room
- Front & Rear Garden
- En Suite
- EPC rating C
- Freehold





Newton Fallowell are delighted to present to the market this well presented family home. Ideally located for the town centre this family home benefits from spacious living throughout and comprises of in brief:- entrance lobby, open plan dining kitchen, wc and reception room. First floor provides four well proportioned bedrooms, en suite and family bathroom. There are landscaped gardens to both front & rear with a driveway and garage.

Accommodation In Detail

Entrance Hall 1.80m x 4.40m (5'11" x 14'5")

having staircase rising to first floor, one central heating radiator and downstairs wc.

WC

having low level wc, pedestal wash basin and one central heating radiator.

Reception Room 3.40m x 4.40m (11'2" x 14'5")

having Upvc double glazed doors opening out to rear patio area and one central heating radiator.

Open Plan Dining Kitchen

featuring

Dining Area 3.80m x 2.50m (12'6" x 8'2")

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

Kitchen Area 3.90m x 2.30m (12'10" x 7'6")

having array of base and wall mounted units, four ring induction hob with splashback and extractor fan over, Upvc double glazed window to rear elevation, sink and draining unit with stainless steel mixer tap, space for fridge/freezer, integrated electric fan oven, plumbing for washing machine, one central heating radiator and door leading out to side passage.

On The First Floor

Landing 3.50m x 1.80m (11'6" x 5'11")

having airing cupboard housing the water cylinder.

Bedroom One 3.60m x 3.70m (11'10" x 12'1")

having two Upvc double glazed windows to front elevation, two central heating radiators and array of built-in storage cupboards.

En-Suite

having low level wc, pedestal wash basin, shower cubicle, obscure Upvc double glazed window to side elevation and one central heating radiator.

Bedroom Two 2.70m x 3.10m (8'11" x 10'2")

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

Bedroom Three 2.80m x 2.20m (9'2" x 7'2")

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

Bedroom Four 2.60m x 2.30m (8'6" x 7'6")

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

Family Bathroom

having panelled bath, low level wc, pedestal wash basin, built-in storage cupboard, one central heating radiator and obscure Upvc double glazed window to rear elevation.

Outside

To the front of the property a driveway provides ample off road parking and leads to the single integral garage. To the rear is large patio seating area, artificial lawn and overlooking woodland.



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.





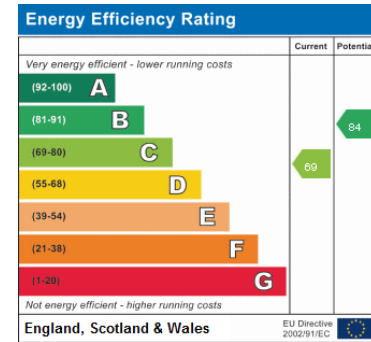
GROUND FLOOR



1ST FLOOR



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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Address:
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