



Hilton Lea, Newhall, Swadlincote



3



1



1

Guide price £265,000



Key Features

- No Upward Chain
- Large Plots
- Gardens to Front & Rear
- Three Bedrooms
- Conservatory
- Fitted Kitchen
- EPC rating D
- Freehold





*** No Upward Chain ***

Newton Fallowell are delighted to present to the market this spacious detached bungalow being sold with no upward chain. Set on a large plot this bungalow comprises of in brief:- entrance hall, reception room, kitchen, conservatory, bathroom and three well proportioned bedrooms. Outside there is a driveway for multiple vehicles and gardens to both the front and rear.

Accommodation In Detail

Entrance Hall 3.10m x 3.20m (10'2" x 10'6")

having one central heating radiator.

Reception Room 3.50m x 6.20m (11'6" x 20'4")

having single glazed wooden window looking into the conservatory, Upvc double glazed window and door to leading out to rear patio area, two central heating radiators and feature fireplace with fitted electric fire.

Kitchen 3.40m x 2.70m (11'2" x 8'11")

having Upvc double glazed window to front elevation, double stainless steel sink and draining unit, plumbing for washing machine, array of base and wall mounted units, space for cooker and fridge/freezer.

Conservatory 2.10m x 5.10m (6'11" x 16'8")

having Upvc double glazed windows and door leading out to rear patio area.

Family Bathroom

having three piece suite comprising panelled bath, low level wc, pedestal wash basin, one central heating radiator and obscure Upvc double glazed window to front elevation.

Bedroom One 2.80m x 3.90m (9'2" x 12'10")

having upvc double glazed window to rear elevation, one central heating radiator and built-in wardrobes.

Bedroom Two 5.10m x 2.60m (16'8" x 8'6")

having Upvc double glazed window to rear elevation, one central heating radiator and built-in storage.

Bedroom Three 3.50m x 2.70m (11'6" x 8'11")

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

Outside

To the front is an extensive driveway. There is a wrap around enclosed garden with extensive lawned areas, patio seating areas, shrubs, plants and trees.

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.

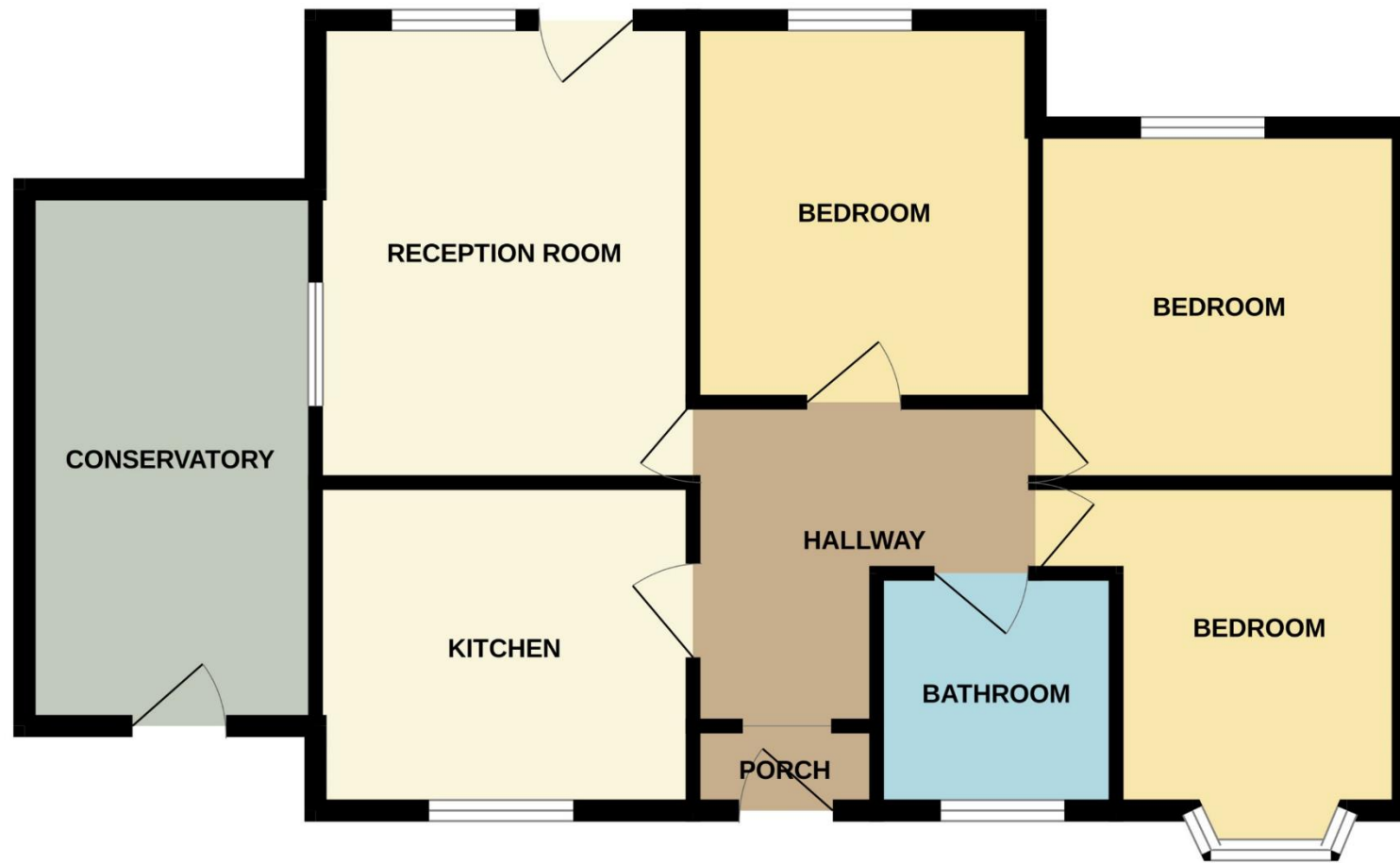
Note

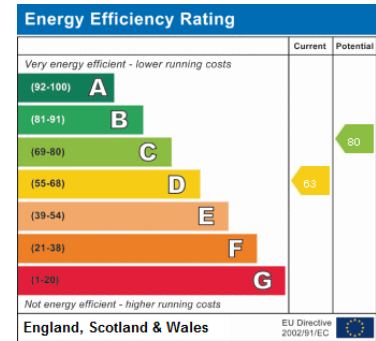
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.





GROUND FLOOR





Address:
Hilton 244

