



Midway Road, Midway, Swadlincote



4



2



3

£450,000



## Key Features

- Detached Character Property
- Four Bedrooms
- En Suite
- Three Reception Rooms
- Large Driveway
- Double Garage
- EPC rating E
- Freehold





\*\*\* Beautiful Family Home With Character Throughout \*\*\*

Newton Fallowell are delighted to present to the market this stunning family home set on a large plot offering an abundance of character and features throughout. Situated close to town centre and all local amenities this property comprises of in brief:- entrance porch, hallway with original features, three reception rooms, fully fitted modern kitchen, rear porch, wc and cellar. The first floor provides four well proportioned bedrooms, en suite, family bathroom. Outside there is a driveway to front and side leading to double detached garage as well as multiple patio seating areas, storage units, lawn, pond with an array of shrubbery.

Accommodation In Detail

**Entrance Hall** 4.00m x 2.10m (13'1" x 6'11")

having original Minton tiled flooring, one central heating radiator and staircase rising to first floor. Door leading down to the cellar.

**Cellar** 3.70m x 3.70m (12'1" x 12'1")

having array of built-in storage cupboards, gas fired central heating boiler, base level units, plumbing for washing machine, sink and draining unit, door opening to rear patio seating area and gas and electric meters.

**Reception Room One** 4.00m x 4.50m (13'1" x 14'10")

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

**Dining Room** 4.00m x 4.50m (13'1" x 14'10")

having Upvc double glazed bay window to front elevation, one central heating radiator and feature fireplace with fitted electric fire.

**Rear Reception Room** 3.90m x 3.90m (12'10" x 12'10")

having one central heating radiator and Upvc door opening out to rear patio area.

**Kitchen** 3.20m x 4.10m (10'6" x 13'6")

having large array of base and wall mounted units with complementary marble effect working surfaces, stainless steel sink and draining unit with stainless steel mixer taps, integrated Bosch double oven and grill, five ring stainless gas hob with extractor fan over, tiled splashbacks, integrated fridge/freezer and dishwasher, Upvc double glazed window to rear elevation, one central heating radiator and single glazed wood window looking into entrance porch.

**Entrance Porch** 2.40m x 1.00m (7'11" x 3'4")

having one central heating radiator and Upvc double glazed sliding doors leading to side elevation.

**Guest Cloak Room**

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

**On The First Floor**

**Landing** 2.10m x 5.80m (6'11" x 19'0")

having one central heating radiator.

**Master Bedroom** 3.50m x 3.90m (11'6" x 12'10")

having Upvc double glazed window to front elevation, one central heating radiator, large array of built-in cupboards and wardrobes.

**En-Suite**

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







**Bedroom Two** 4.00m x 3.90m (13'1" x 12'10")

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

**Bedroom Three** 4.10m x 2.70m (13'6" x 8'11")

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

**Bedroom Four** 2.20m x 4.00m (7'2" x 13'1")

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

**Family Bathroom**

having four piece suite comprising free-standing bath, low level wc, pedestal wash basin, corner shower cubicle, one central heating radiator and obscure Upvc double glazed window to side elevation.

**Outside**

To the front of the property is extensive driveway and leads to a double detached garage. To the rear is a private, enclosed garden with multiple patio seating areas, extensive lawn, large array of storage units, large pond, flower beds, shrubs, plants and trees. There is an outside electrical and water supply.

**Double Detached Garage** 5.00m x 7.20m (16'5" x 23'7")

having Upvc double glazed window to side elevation, up and over doors and power supply.



### 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.

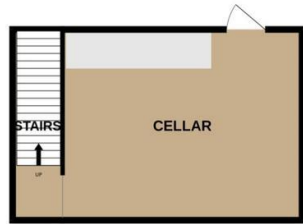
### Note

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.

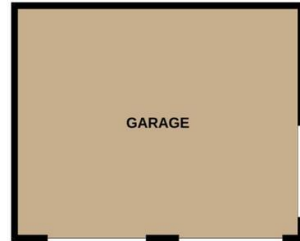




BASEMENT



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address:  
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