



Finch Close, Swadlincote, Swadlincote



3



1



2



Guide price £240,000



## Key Features

- Three Bedroomed Detached Home
- Off Road Parking & Detached Garage
- Upvc Double Glazing
- Gas Fired Central Heating
- No Upward Chain
- 
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this three bedroomed detached family home on a modern estate in Woodville. The property in brief comprises: - entrance hall, lounge, dining room, breakfast kitchen, guest cloak room and on the first floor a landing leads to two double bedrooms, one single and family bathroom. The property sits well in a large plot providing plenty of off road parking, garage and benefits from a large garden which is mainly laid to lawn. Bought to the market with no upward chain viewings are advised.

### Accommodation In Detail

Upvc door leading to:

#### Entrance Hall

having consumer unit, smoke alarm, controls for central heating, one central heating radiator and staircase rising to first floor.

#### Guest Cloak Room

having low level wc, wash basin, one central heating radiator and frosted Upvc double glazed window.

#### Lounge 3.97m x 3.53m (13'0" x 11'7")

having marble effect mantle with wooden surround, BT and tv aerial points, one central heating radiator and Upvc double glazed window to front elevation.

#### Kitchen 2.20m x 3.55m (7'2" x 11'7")

having a range of base and wall mounted units, stainless steel sink and drainer with chrome mixer tap, electric oven, four ring gas hob with extractor fan over, space for washing machine, tiled splashback, two Upvc double glazed windows to side and rear elevations, one central heating radiator and small breakfast bar.

#### Dining Room 2.64m x 3.55m (8'8" x 11'7")

having tv aerial and Virgin Media points, understairs storage, smoke alarm, one central heating radiator and Upvc double glazed French doors leading out to the rear patio.

### On The First Floor

#### Landing

having access to loft space, cupboard housing central heating boiler, smoke alarm and Upvc double glazed window to side elevation.

#### Master Bedroom 4.96m x 2.72m (16'4" x 8'11")

having triple sliding mirrored wardrobes, tv aerial point, one central heating radiator and Upvc double glazed window to front elevation.

#### Bedroom Two 2.79m x 3.58m (9'2" x 11'8")

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

#### Bedroom Three 2.08m x 2.56m (6'10" x 8'5")

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

#### Family Bathroom 2.79m x 1.73m (9'2" x 5'8")

having low level wc, hand basin with chrome fittings, bath with electric shower over, electric extractor fan, partially tiled, one central heating radiator and frosted Upvc double glazed window to side elevation.

#### Outside

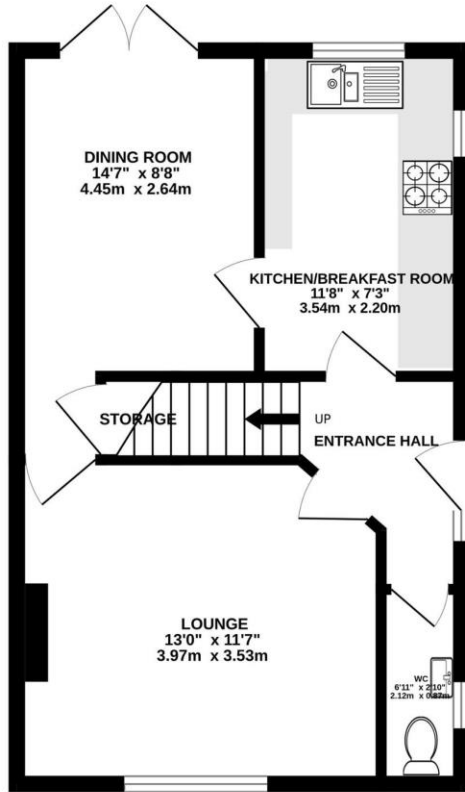
To the front of the property is a block paved driveway which leads to the single detached garage. To the rear is a large enclosed garden featuring a large buff stone patio, lawned area and a small artificially grassed area.

#### Garage

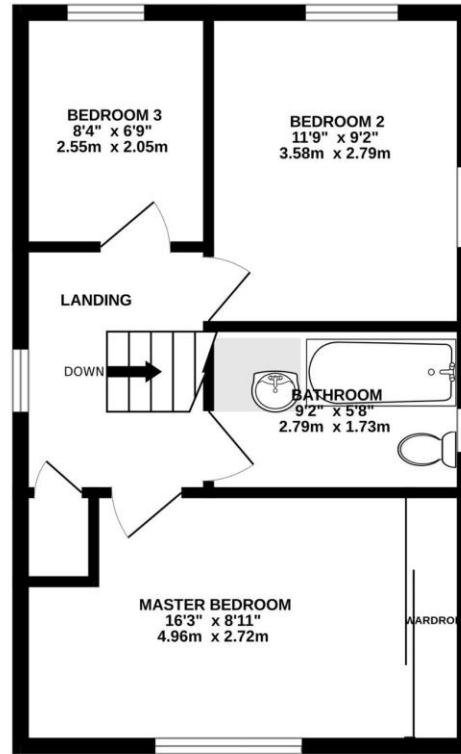
having up and over door, Upvc double glazed door to side elevation, electric, power and storage.



GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 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+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

### 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

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