



Leawood Road, Swadlincote,



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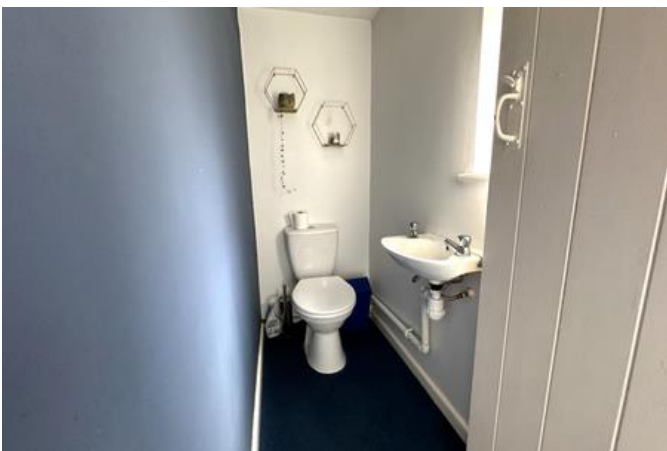
Guide price £250,000



Key Features

- Three Bedroomed Semi Detached Home
- Large Plot
- Plenty Of Off Road Parking
- Great Sized Rear Garden
- Potential To Extend
- Quiet Cul De Sac
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well proportioned three bed roomed semi detached property situated on a larger than average plot. In brief the accommodation comprises: - entrance hall, lounge, dining room, kitchen, guest cloak room, shower room and on the first floor a landing leads to two double bedrooms, a single bedroom and family bathroom. The property benefits from having a good sized plot which includes plenty of off road parking and a large rear garden giving the potential to extend and modify. Viewings of this property are highly recommended.

Accommodation In Detail

Frosted composite double glazed with Upvc frosted double glazed side panels leading to:

Entrance Hall

having staircase rising to first floor, fitted smoke alarm, one central heating radiator, understairs storage, thermostat for central heating and carpet to floor.

Lounge 3.80m x 3.85m (12'6" x 12'7")

having window seat with storage below, electric wall mounted fire, BT and tv aerial points, one central heating radiator and Upvc double glazed bay window to front elevation.

Dining Kitchen 3.12m x 3.45m (10'2" x 11'4")

featuring:

Dining Area 3.12m x 3.45m (10'2" x 11'4")

having one central heating radiator, stone tile effect LVT and Upvc double glazed French doors leading out to rear patio.

Kitchen Area 2.04m x 2.36m (6'8" x 7'8")

having range of base and wall mounted shaker style units with black matt handles, roll top granite effect work top, stainless

steel sink and drainer with mixer tap, space for washing machine and undercounter fridge, free-standing electric cooker, tiled splashback, stone tile effect LVT, Upvc double glazed window to side elevation and stone tile effect LVT and frosted Upvc double glazed door to side.

Inner Hallway

leading to:

Guest Cloak Room 1.94m x 0.87m (6'5" x 2'11")

having low level wc, wall mounted space saving wash basin with chrome taps and Upvc double glazed window to side elevation.

Shower Room

having fully enclosed shower cubicle with sliding glass doors and thermostatic chrome shower, full tiling complement, extractor fan, Upvc double glazed window to side elevation.

On The First Floor

Landing

having access to loft space which is half boarded, fitted smoke alarm and Upvc double glazed window to side elevation.

Master Bedroom 3.81m x 3.35m (12'6" x 11'0")

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

Bedroom Two 3.13m x 3.46m (10'4" x 11'5")

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

Bedroom Three 2.67m x 2.48m (8'10" x 8'1")

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

Family Bathroom 2.01m x 2.32m (6'7" x 7'7")

having low level wc, vanity wash basin with matt black mixer tap, P-shaped bath with black thermostatic waterfall shower and hand held shower, full tiling complement to bath area and half tiling around toilet, black heated towel radiator, cupboard housing Worcester Bosch combination gas boiler, ceramic tiling to floor, extractor fan and frosted double glazed window to side elevation.



Outside

To the front of the property is a block edged tarmac driveway providing parking for up to three vehicles together with a gravelled area with mature plants and bushes. To the rear is a larger than average garden with patio seating area, a path leads to a further patio area, lawned area, mature borders and plants.

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.

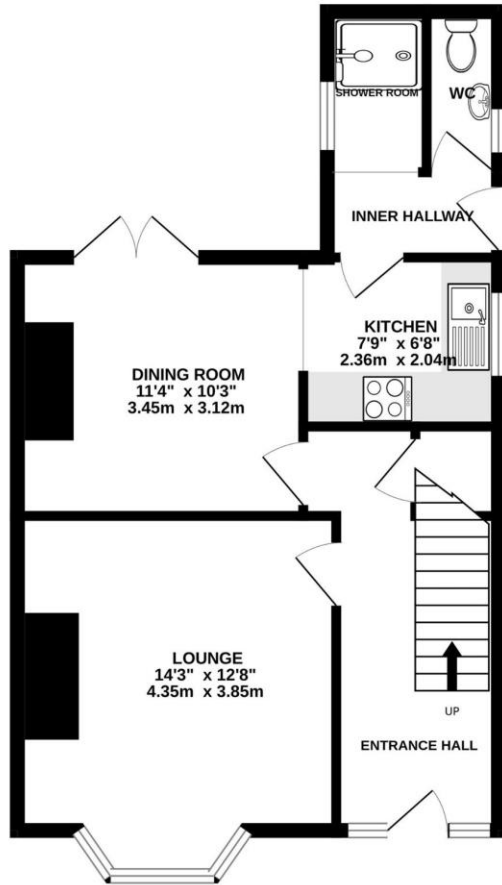
Note

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.

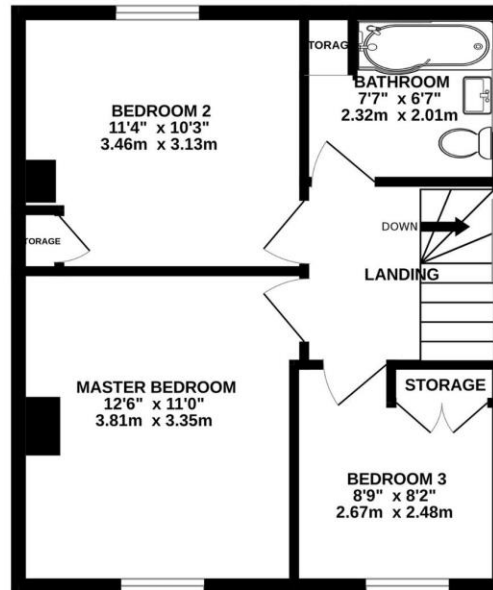




GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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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