



Burton Road, Castle Gresley,
Swadlincote



3



2



2

Guide price £200,000



Key Features

- Unusual Period Semi Detached Home
- Prominent & Convenient Location
- Ample Off Road Parking
- Attractive Low Maintenance Enclosed Rear Gardens
- Generous Well Proportioned & Well Presented Accommodation
- Three Good Sized Bedrooms
- EPC rating TBC
- Freehold





A well presented and unusual period property in this prominent and convenient location. The property benefits from off road parking and an attractive low maintenance enclosed rear garden. Internally there is generous accommodation which is appointed to a good standard and in brief comprises: - dining hall, good sized lounge, well appointed attractive kitchen, rear lobby, bathroom, conservatory/store and on the first floor a landing leads to three good sized bedrooms and the main bedroom having an en-suite shower room.

Accommodation In Detail

Entrance door opening into:

Dining Hall 3.44m x 2.73m (11'4" x 9'0")

having one central heating radiator, window to side elevation, panelling to dado level, beams to ceiling and tiled floor.

Lounge 4.63m x 3.44m (15'2" x 11'4")

having one central heating radiator, wood effect laminate flooring, tiled fireplace with painted wood surround, built-in cupboard and one central heating radiator.

Kitchen 3.64m x 3.06m (11'11" x 10'0")

having stainless steel sink set into natural wood work top, gloss fronted base cupboards with drawers, matching wall mounted units, built-in oven with ceramic hob over, extractor canopy, tiled surrounds, natural wood topped peninsula breakfast bar, tiling to floor, recessed ceiling lights, appliance space for dishwasher and washing machine, window to side elevation and arch feature to rear lobby.

Rear Lobby

having ceramic tiling to floor, doors to conservatory and bathroom.

Bathroom

having white three piece suite comprising bath with tiled surrounds and shower attachment over together with glazed side screen, wc, wash basin, laminate flooring, one central heating radiator and window to rear elevation.

Conservatory 4.80m x 2.70m (15'8" x 8'11")

having glazed door to rear lobby and glazed door to rear elevation.

On The First Floor

Landing

leading to:

Bedroom One 5.24m x 3.07m (17'2" x 10'1")

having one central heating radiator and window to side elevation.

En-Suite Shower Room 0.00m x 0.00m (0'0" x 0'0")

having walk-in shower, wc, wash basin set onto a glass top, ladder style radiator and laminate flooring.

Bedroom Two 3.43m x 3.57m (11'4" x 11'8")

having window to side elevation, one central heating radiator and built-in cupboard housing central heating boiler.

Bedroom Three 2.64m x 2.41m (8'8" x 7'11")

having one central heating radiator and window to side elevation.

Outside

There is an enclosed private rear garden with paved patio area, raised ornamental borders and steps lead up to a further patio area and artificial lawned garden. To the front there is parking for two/three vehicles.

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.

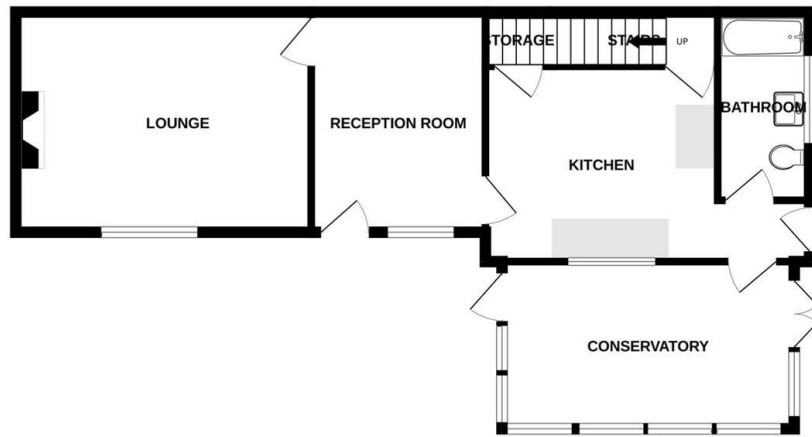
Tenure

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.

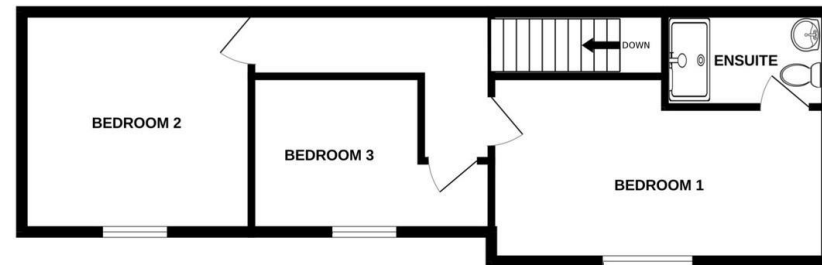
Note

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



2ND 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.
Made with Metropix ©2024



