



Main Street, Newhall, Swadlincote



5



1



2

Guide price £299,950



Key Features

- Charming Family Home
- Five Bedrooms
- Two Reception Rooms
- Parking, Garage & Carport
- Good Location
- Good Sized Plot
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this great sized charming family home offering five bedrooms. The large internal accommodation comprises in brief: - porch, entrance hall, kitchen, lounge/diner, further lounge, on the first floor a landing leads to three double bedrooms and family bathroom and on the second floor are a further two bedrooms. The property benefits from off road parking, garage, carport, extensive rear garden and garden store. The property measures approximately 1/3 of an acre offering plenty of outdoor space. Viewings are highly recommended to appreciate the size of the accommodation and plot available.

Accommodation In Detail

Frosted Upvc double glazed door leading to:

Entrance Porch 1.61m x 2.1m (5'4" x 6'11")

having plumbing for washing machine, electrics, one central heating radiator, tiling to floor and Upvc double glazed windows to side and rear elevations.

Entrance Hall

having staircase rising to first floor, understairs storage, one central heating radiator, wood panelling to walls and tiling to floor.

Kitchen 3.21m x 2.9m (10'6" x 9'6")

having a range of base and wall mounted units, roll top laminate work surface, composite sink and drainer with matching tap, under counter and over counter lighting, space for dishwasher, fridge/freezer and Rangemaster, one central heating radiator and Upvc double glazed window to rear elevation.

Lounge 3.37m x 3.95m (11'1" x 13'0")

having multi fuel burner, tv aerial point, one central heating radiator and Upvc leaded window.

Lounge/Diner 6.73m x 3.89m (22'1" x 12'10")

having ornamental fireplace, BT and tv aerial points, two central heating radiators, Upvc double glazed window to rear elevation, Upvc double glazed lead beaded window to front and frosted Upvc double glazed door to front elevation.

On The First Floor

Landing

having staircase leading to second floor.

Master Bedroom 3.37m x 3.95m (11'1" x 13'0")

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

Bedroom Two 3.37m x 3.95m (11'1" x 13'0")

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

Bedroom Three 3.23m x 2.94m (10'7" x 9'7")

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

Family Bathroom 3.14m x 2.86m (10'4" x 9'5")

having P-shaped bath with glass shower screen and thermostatic shower over, walk-in double shower with glass sliding door and electric waterfall shower, low level wc, pedestal wash basin with chrome fittings, stone effect aqua panelling to three walls, large wall mounted towel radiator, two extractor fans, built-in storage cupboard housing the Worcester Bosch gas fired combination boiler, tiling to floor and frosted Upvc double glazed window to rear elevation.

On The Second Floor

Loft Space 3.3m x 3.52m (10'10" x 11'6")

Being used as bedroom Five having tv aerial point, eaves storage and Velux window.

Bedroom Four 3.3m x 3.66m (10'10" x 12'0")

having restricted head space, tv aerial point and Velux window.





Outside

To the side of the property is a double width concrete driveway providing parking for up to four vehicles. Double gates give vehicular access for several vehicles and leading to the detached garage. To the rear is a extremely large garden which is mainly laid to lawn with a pergola, patio and a further brick driveway to the rear. There is a further expanse of garden with a greenhouse, planter beds for vegetables and lawned area with mature trees,

Double Detached Garage 4.77m x 4.66m (15'7" x 15'4") having up and over door, shelving, storage, electric and two windows to side elevation.

Carport 4.87m x 5.06m (16'0" x 16'7")

Garden Store 2m x 2.73m (6'7" x 9'0")

having power and electrics and wooden single pane glass windows.

Outbuilding One

Services

All mains services are believed to be connected to the property.

Measurement

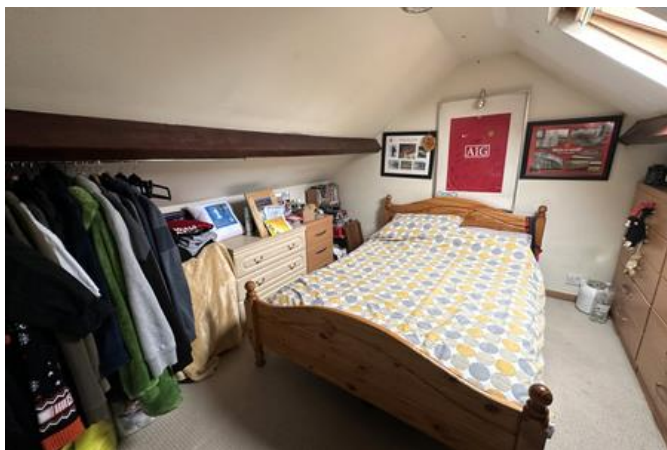
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

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.

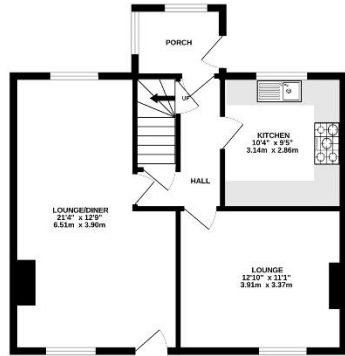
Note

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.

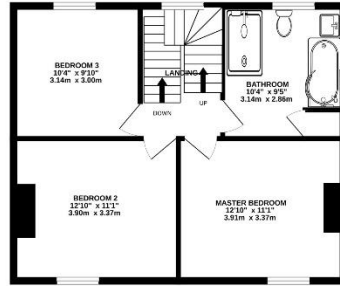




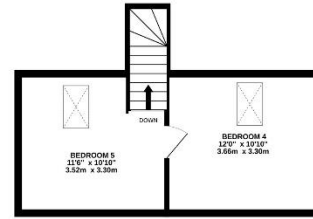
GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



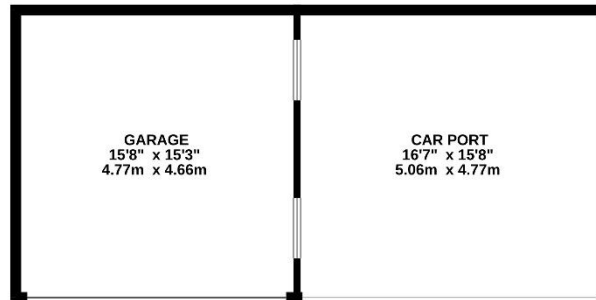
2ND FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 1382 sq.ft. (128.4 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.
Made with Metropix ©2024

GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.8 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.
Made with Metropix ©2024



