



Ashby Road, Boundary, Swadlincote



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Guide price £175,000



Key Features

- Two Bedroomed Cottage
- Off Road Parking & Car Port
- Large Rear Garden
- Large Garden Room/Conservatory
- No Upward Chain
- In Need Of Modernisation
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this two bedroomed traditional cottage which offers the perfect opportunity for renovation and extension (subject to planning consent). In brief the property comprises: - lounge/diner, dining kitchen, garden room, wc/shower room and on the first floor a landing leads to two bedrooms, study, wc and large shower room. The property also benefits from having a large rear garden and plenty of off road parking.

Accommodation In Detail

Frosted Upvc double glazed door leading to:

Lounge/Diner 6.73m x 3.99m (22'1" x 13'1")

having staircase rising to first floor, cupboard housing consumer unit, fuse box and Smart meter, BT and tv aerial points, two central heating radiators, Upvc bow window to front elevation and wooden single glazed window into garden room.

Dining Kitchen 6.1m x 2.93m (20'0" x 9'7")

having range of base units, granite effect work surfaces, stainless steel sink and drainer with chrome mixer tap, five ring gas hob with extractor over, stainless steel splashback, oven, extractor fan, integrated fridge/freezer, space for washing machine, cupboard housing gas fired boiler, two central heating radiators, two single glazed wooden windows to side elevation (one with secondary glazing) and single glazed wooden window to rear elevation with secondary glazing.

Garden Room

having brick built walls, plastic roofing, two Upvc double glazed windows to side elevation, one Upvc double glazed window to rear and two sets of Upvc framed aluminium sliding doors leading to the rear garden.

Downstairs WC/Shower Room

having low level wc, space-saving hand basin with chrome taps, fully enclosed shower cubicle with chrome fittings, fully tiled and frosted Upvc double glazed window to side elevation.

On The First Floor

Landing

having fitted smoke alarm.

Master Bedroom 3.66m x 3.4m (12'0" x 11'2")

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

Bedroom Two 3.68m x 2.17m (12'1" x 7'1")

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

Study/Box Room 2.3m x 1.15m (7'6" x 3'10")

having wood panelling, shelving, one central heating radiator, access to loft space and Upvc double glazed window to rear elevation.

WC 1.1m x 0.9m (3'7" x 3'0")

having low level wc and wall panelling.

Shower Room 2.12m x 2.95m (7'0" x 9'8")

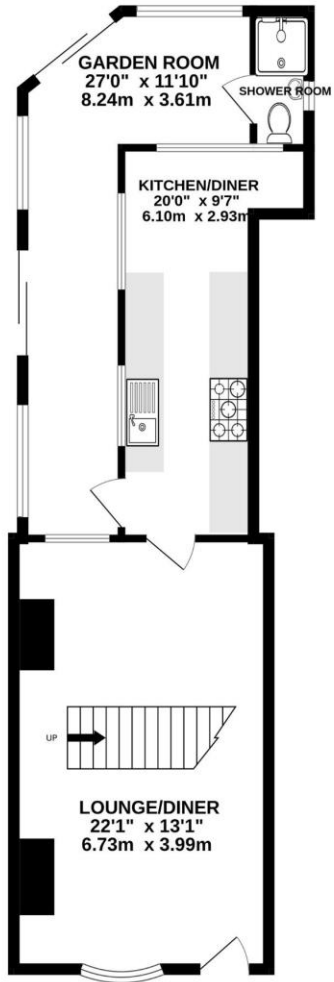
having low level wc, bidet, pedestal wash basin with chrome taps, low level shower tray with waterfall shower and hand held chrome shower, glass shower screen, overstairs storage, one central heating radiator and frosted wooden single glazed window to rear elevation.

Outside

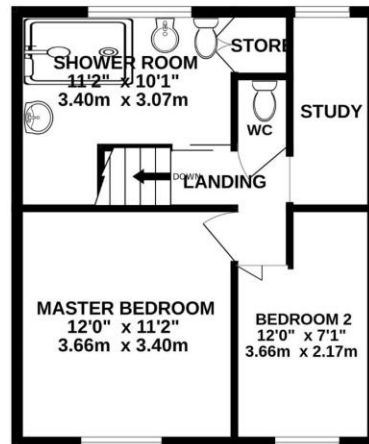
To the front of the property is a paved driveway providing parking for at least three vehicles, to the side there is a car port with a picket fence and gate for security. To the rear is a large garden which is fully enclosed and features a gravelled seating area with garden shed, lawned area and passed this is a fence line to a second garden which is mainly laid to lawn with two good sized garden sheds, there is a further planting area and a further lawn.



GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.

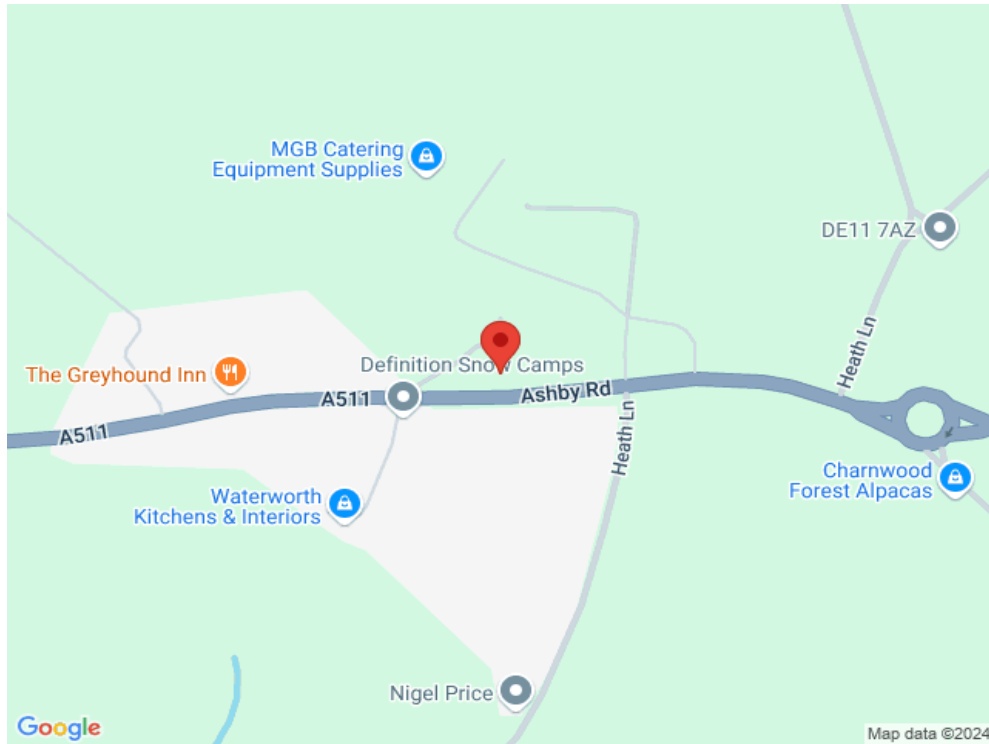


1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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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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.

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