



Springfield Road, Swadlincote



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£260,000



## Key Features

- Detached Family Home
- Three Bedrooms
- Master With En-Suite
- Driveway & Garage
- Upvc Double Glazing & Gas Fired Central Heating
- Enclosed Rear Garden
- EPC rating TBC
- Freehold







Newton Fallowell are pleased to be able to offer for sale this immaculately maintained, albeit dated, three bedroomed detached family home. Sitting well on a good sized plot to the front is plenty of off road parking and garage and fore garden, the rear garden is perfect for any family. In brief the accommodation comprises: - entrance hall, guest cloak room, lounge diner, breakfast kitchen and on the first floor a landing leads to three bedrooms, master with en-suite and bathroom. Viewings are highly recommended.

#### Accommodation In Detail

Upvc double glazed door leading to:

#### Entrance Hall

having staircase rising to first floor, thermostatic control, media points and one central heating radiator.

#### Guest Cloak Room 1.11m x 1.47m (3'7" x 4'10")

having low level wc, space saving wall hung hand basin with chrome taps, full tiling complement, one central heating radiator and frosted Upvc double glazed window to front elevation.

#### Lounge Diner 3.45m x 6.76m (11'4" x 22'2")

having gas fire with marble hearth and wooden surround, tv aerial point, two central heating radiators, Upvc double glazed window to front elevation and Upvc double glazed sliding doors leading out to rear patio.

#### Breakfast Kitchen 2.7m x 3.55m (8'11" x 11'7")

having range of base and wall mounted units, laminate work surface, composite sink and drainer with chrome mixer tap, four ring gas hob with extractor over, electric single oven, integrated fridge/freezer, space for washing machine, tiled splashback, one central heating radiator, Upvc double glazed

window to rear elevation and frosted Upvc double glazed door leading out to rear patio.

#### On The First Floor

#### Landing

having access to loft space, frosted Upvc double glazed window to side elevation and built-in cupboard housing hot water cylinder.

#### Master Bedroom 3.47m x 3.56m (11'5" x 11'8")

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

#### En-Suite 2.74m x 2.12m (9'0" x 7'0")

having low level wc, pedestal wash basin with chrome taps, walk-in shower cubicle with electric shower, tiling to shower area, half height tiling to further walls, extractor fan, one central heating radiator and frosted Upvc double glazed window to rear elevation.

#### Bedroom Two 3.74m x 3.14m (12'4" x 10'4")

having built-in dark wood triple wardrobes, one central heating radiator and Upvc double glazed window to front elevation.

#### Bedroom Three 2.41m x 3.1m (7'11" x 10'2")

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

#### Family Bathroom 2.73m x 2.21m (9'0" x 7'4")

having low level wc, pedestal wash basin with brass taps, bath with brass fittings, half height tiling to walls, extractor fan, one central heating radiator and frosted Upvc double glazed window to side elevation.

#### Outside

To the front of the property is a good sized frontage with block paved driveway providing parking for several vehicles and a lawned area. To the rear is an enclosed garden with large block paved patio area, lawned area and a shed with power.





### 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

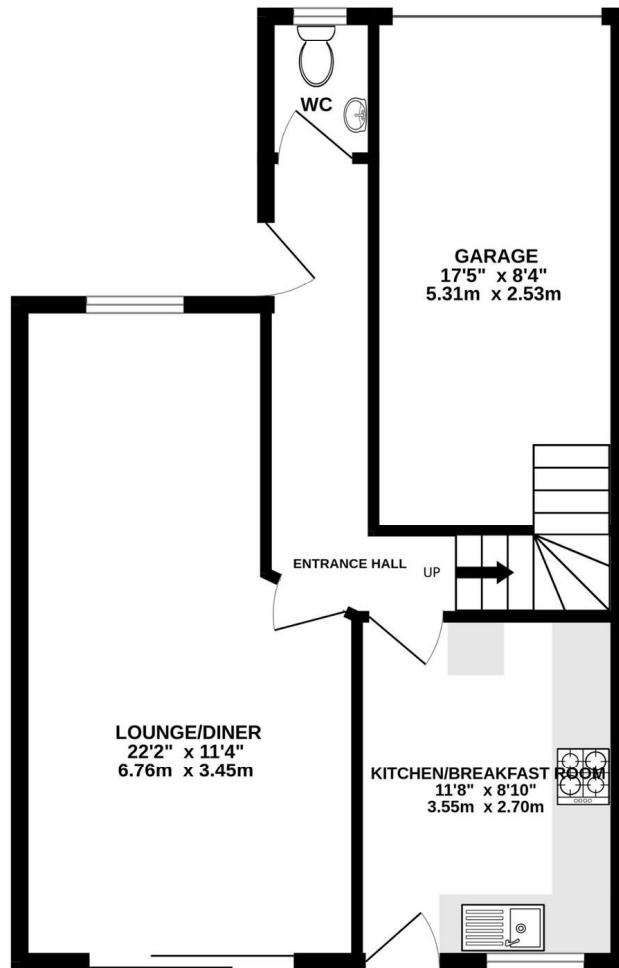
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



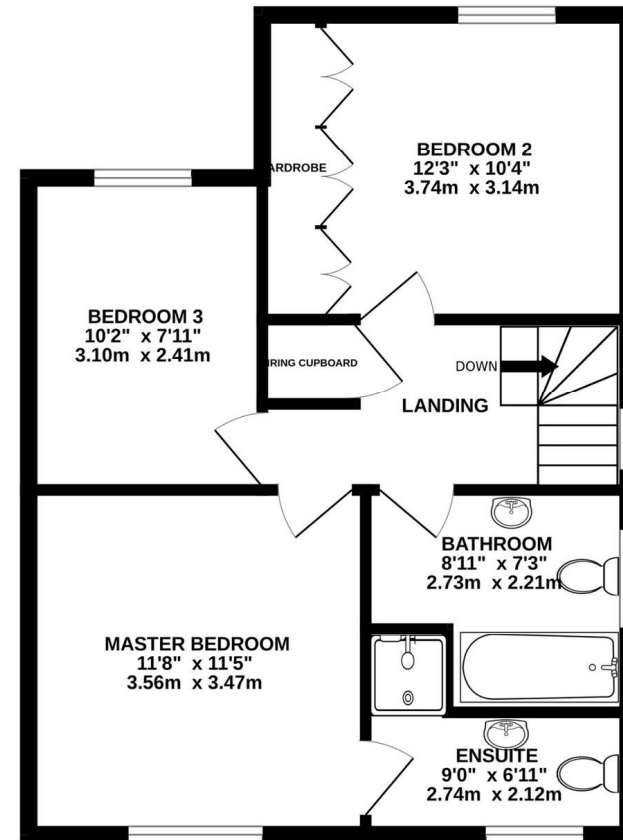




GROUND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.7 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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