



Elmsdale Road, Hartshorne,  
Swadlincote



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£210,000



## Key Features

- Three/Four Bedroomed Semi Detached Property
- Dining Kitchen
- Spacious Lounge
- Upvc Double Glazing & Gas Central Heating
- Large Rear Garden
- Good Sized Frontage For Off Road Parking
- EPC rating D
- Freehold







Newton Fallowell are pleased to be able to offer for sale this well proportioned three bedroomed semi detached home located in Hartshorne. The accommodation on offer is flexible as there is a room that could be used as a downstairs bedroom or second reception room. in brief the accommodation comprises: - entrance hall, good sized lounge, dining room, bedroom four/reception room, kitchen and on the first floor a landing leads to three bedrooms and bathroom. One of the main selling points is the good sized frontage for off road parking for plenty of vehicles and the large rear garden which has space for entertaining and numerous garden sheds for storage. Viewings are by appointment only.

#### Accommodation in Detail

Composite double glazed door leading to:

#### Entrance Hall

having staircase rising to first floor, storage cupboard housing consumer unit and electric meter, space for storage downstairs, upright feature radiator and Upvc double glazed window to side elevation with built-in blind.

#### Lounge 3.68m x 3.92m (12'1" x 12'11")

having electric fire with marble effect surround and hearth, tv aerial point, one central heating radiator and Upvc double glazed window to rear elevation.

#### Sitting Room/Fourth Bedroom 3.84m x 2.6m (12'7" x 8'6")

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

#### Dining Room 2.33m x 2.9m (7'7" x 9'6")

having laminate flooring, one central heating radiator and Upvc double glazed window to rear elevation.

#### Kitchen 3.01m x 2.62m (9'11" x 8'7")

having range of base and wall mounted units, granite effect laminate work surface, stainless steel sink and drainer with chrome mixer tap, space for washing machine, tumble dryer, range style oven and fridge/freezer, tiled splashback, overhead extractor, one central heating radiator, Upvc double glazed windows to front and rear elevation and frosted Upvc double glazed door to rear.

#### On The First Floor

#### Landing

having access to loft space, built-in storage cupboard housing the Worcester Bosch gas fired combination boiler and Upvc double glazed window to side elevation.

#### Master Bedroom 3.62m x 3.32m (11'11" x 10'11")

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

#### Bedroom Two 3.14m x 3.32m (10'4" x 10'11")

having feature wooden panelling, one central heating radiator and Upvc double glazed window to front elevation.

#### Bedroom Three 2.9m x 2.25m (9'6" x 7'5")

having built-in storage drawers over stairs and also providing desk space, one central heating radiator and Upvc double glazed window to front elevation.

#### Bathroom 2.4m x 1.67m (7'11" x 5'6")

having low level wc, pedestal wash basin with chrome taps, bath with thermostatic shower over, heated towel radiator, full tiling complement and frosted Upvc double glazed windows to rear and side elevations.



## Outside

To the front of the property is a concreted driveway for a number of vehicles, a concrete path leads to the front door and there is a mainly lawned fore garden with half eight brick wall. To the rear is a large fully enclosed garden which is bordered by concrete post and gravel board fence. There is space for a number of large garden sheds and space for further storage, gravelled seating area and a lawned area with mature trees to the rear.

## Services

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

## Measurement

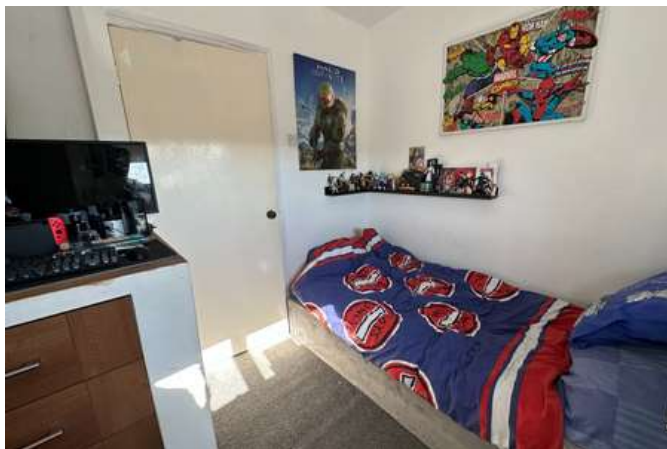
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

## 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

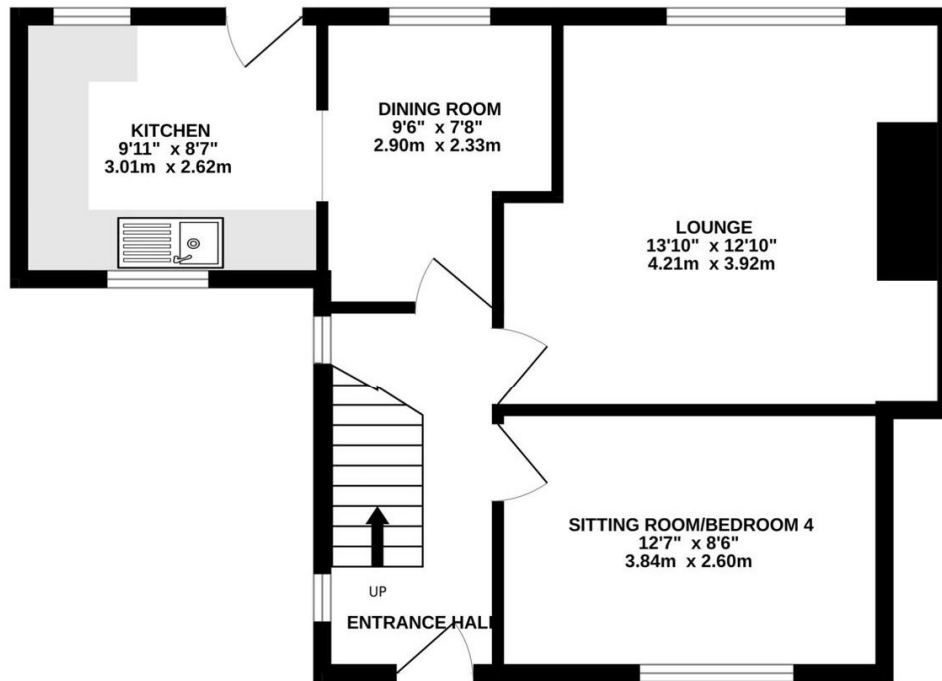
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



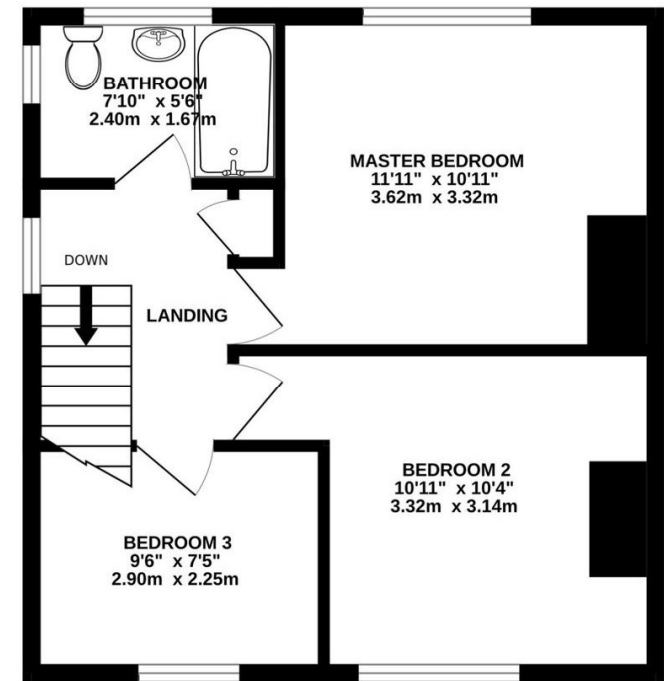




GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.8 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.  
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