



Midway Road, Midway, Swadlincote



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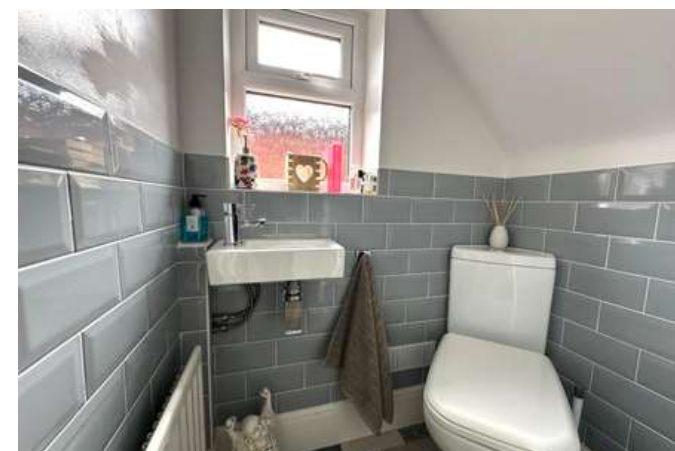
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£280,000



Key Features

- Extended Semi Detached Home
- Three Bedrooms
- Immaculately Presented
- Abundance Of Traditional Features
- Private Parking To Rear
- Detached Single Garge
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented three bedroomed semi detached home on a prominent road in Midway. The property is finished to an extremely high standard and has an abundance of traditional features. The single storey extension to the rear of the property provides a fantastic kitchen dining lounge/living area, further to this the property has sitting room, downstairs wc and on the first floor a landing leads to three bedrooms, beautifully fitted bathroom and separate wc. A selling feature to this property is the large plot that it sits within, to the front is a great sized fore garden which is well landscaped, to the rear is a recently landscaped patio area, good sized lawn, detached single garage, garden sheds which leads to the carport. Viewings are highly recommended.

Accommodation In Detail

Upvc double glazed French doors leading to:

Porch

having coat hooks, quarry tiled floor and frosted composite double glazed door with frosted Upvc double glazed side panels leading to:

Entrance Hall

having staircase rising to first floor, BT point and feature traditional radiator.

Guest Cloak Room 0.82m x 1.24m (2'8" x 4'1")

having low level space saving corner wc, space saving hand basin with chrome mixer tap, metro tiling to walls, one central heating radiator and frosted Upvc double glazed window to side elevation.

Sitting Room 2.45m x 3.34m (8'0" x 11'0")

having gas fire with marble hearth and surround, media points, one central heating radiator and Upvc double glazed bay window to front elevation.

Lounge 3.65m x 4.25m (12'0" x 13'11")

having multi fuel log burner, original built-in sideboard with lighting and opening through into:

Dining Kitchen 2.07m x 6.3m (6'10" x 20'8")

having range of bespoke hand made base and wall mounted units, quartz work top, undercounter sink with chrome mixer tap, four ring gas hob with chimney overhead extractor, electric oven, integrated microwave oven, quartz upstands, integrated fridge/freezer, dishwasher and washing machine, under cupboard and plinth lighting, pop-out electrical points, consumer unit for electrics, two Upvc double glazed windows to side elevation and Upvc double glazed door to rear elevation.

Dining Room 3.46m x 2.62m (11'5" x 8'7")

having vaulted ceiling, two central heating radiators, Velux skylight and large Upvc double glazed panels with matching double glazed door leading out to rear patio with built-in blinds.

On The First Floor

Landing

having access to loft space via drop down ladder (the loft is boarded providing plenty of storage and is well insulated), one central heating radiator and Upvc double glazed window to side elevation.

Master Bedroom 3.65m x 4.25m (12'0" x 13'11")

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

Bedroom Two 3.65m x 3.34m (12'0" x 11'0")

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



Bedroom Three 2.13m x 2.24m (7'0" x 7'4")

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

Family Bathroom 2.12m x 1.82m (7'0" x 6'0")

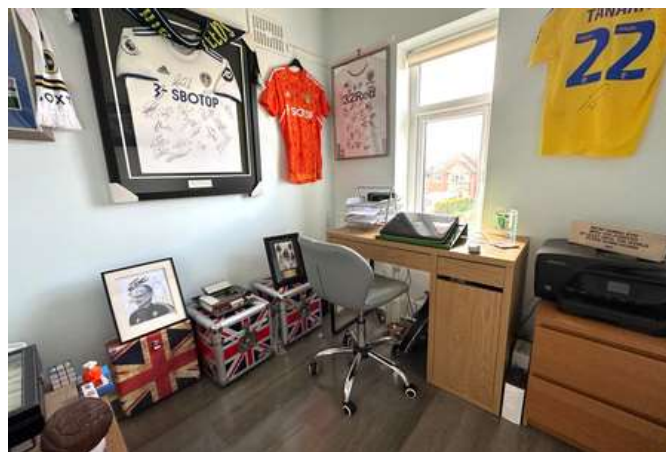
having wall hung vanity unit with quartz top and bowl style sink with chrome mixer tap, electric mirror with shaver point, P-shaped bath with floating chrome mixer tap and thermostatic shower over together with glass shower screen, hidden light extractor, tiling to bath area, fitted shutter blind, anthrosite upright towel radiator and frosted Upvc double glazed window to rear elevation.

Separate WC 0.75m x 1.23m (2'6" x 4'0")

having low level wc, half height metro tiling to walls and frosted Upvc double glazed window to side elevation.

Outside

To the front of the property is a good sized garden which is mainly laid to lawn and separated by a paved pathway which leads to the front door and gives side access. To the rear is a fully enclosed garden with large porcelain patio area providing plenty of seating for entertaining, there is a good sized lawned area and a paved path leads to a single garage and carport providing parking for two vehicles. Double gates for car access from a private driveway. There are three garden sheds and a greenhouse. The garden backs onto Midway Fishponds.



Services

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

Measurement

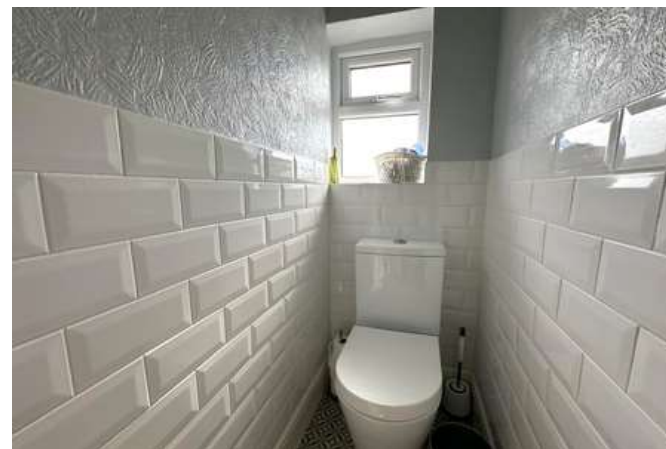
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

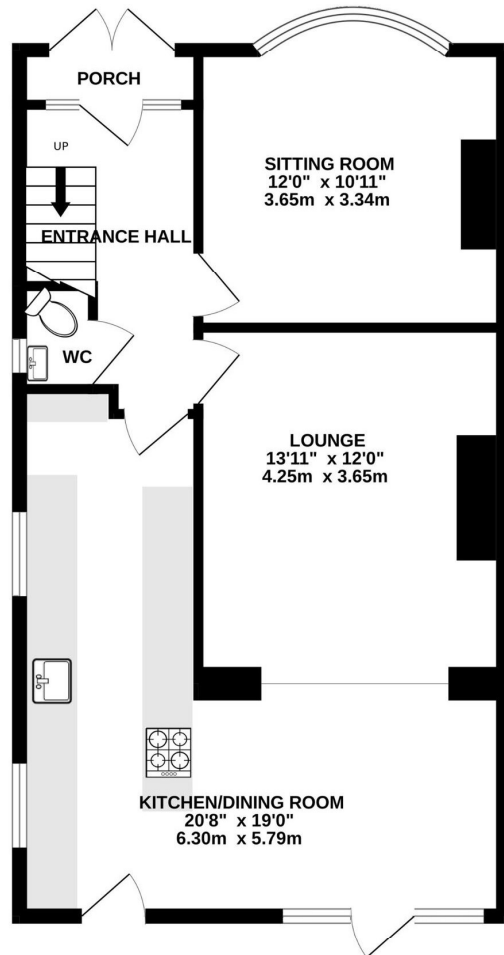
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

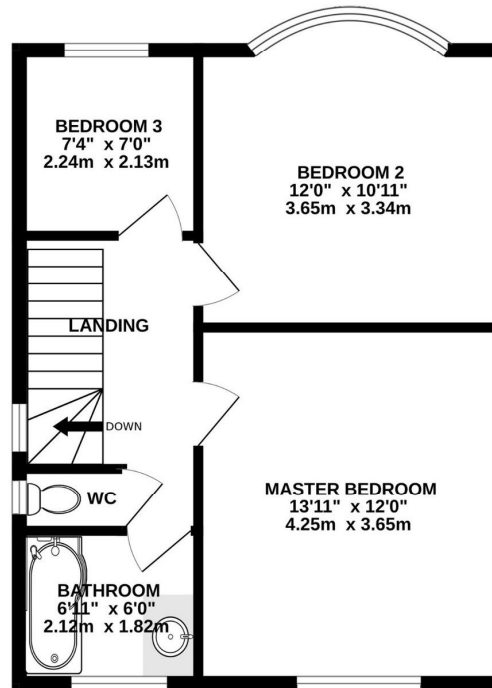
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.



GROUND FLOOR
640 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.0 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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