



Leyburn Close, Church Gresley,
Swadlincote



3



2



1

£240,000



Key Features

- Three Bedroomed Detached Home
- No Upward Chain
- Neutral Decor Throughout
- Cul de Sac Location
- Expansive Views To Frontage
- Master Bedroom With En-Suite
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented three bedroomed detached family home in a quiet cul de sac in Church Gresley. Benefiting from a neutral decor throughout, recently re-decorated, recently re-fitted carpets, and low maintenance gardens this property is ideal for any first time buyer or down-sizer. The accommodation in brief comprises: - entrance porch, guest cloak room, lounge diner, dining kitchen and on the first floor a landing leads to three bedrooms, en-suite to master bedroom and family bathroom. Externally the property benefits from a low maintenance rear garden with large patio for entertaining, garden shed and a further patio area for seating. To the front is parking for up to three vehicles and a well landscaped fore garden.

Accommodation In Detail

Composite frosted double glazed door leading to:

Entrance Porch

having one central heating radiator, frosted Upvc double glazed window to side elevation and thermostat for central heating.

Guest Cloak Room 1.76m x 0.82m (5'10" x 2'8")

having low level wc, vanity wash basin with chrome taps, one central heating radiator and frosted Upvc double glazed window to front elevation.

Lounge Diner 4.43m x 5.4m (14'6" x 17'8")

having BT and tv aerial points, recently installed carpet, two central heating radiators and Upvc double glazed window to front elevation.

Dining Kitchen 4.43m x 2.75m (14'6" x 9'0")

having range of base and wall mounted units, wood effect laminate work surface, composite sink and drainer with chrome mixer tap, electric single oven, four ring gas hob with extractor over, tiled splashback, cupboard housing gas fired central heating boiler, space for fridge/freezer, washing machine and dishwasher, built-in understairs storage cupboard housing the consumer unit for electrics, one central heating radiator, Upvc double glazed window to rear elevation and Upvc double glazed French doors to rear elevation.

On The First Floor

Landing

having access to loft space, recently installed carpet and built-in overstairs storage cupboard housing the hot water cylinder.

Master Bedroom 2.6m x 4.13m (8'6" x 13'6")

having one central heating radiator, recently installed carpet and Upvc double glazed window to front elevation.

En-Suite 2.6m x 1.33m (8'6" x 4'5")

having low level wc, vanity wash basin with chrome mixer tap, walk-in shower cubicle with thermostatic shower, extractor fan, one central heating radiator and frosted Upvc double glazed window to side elevation.

Bedroom Two 2.6m x 3.23m (8'6" x 10'7")

having recently installed carpet, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Three 1.77m x 2.67m (5'10" x 8'10")

having recently installed carpet, one central heating radiator and Upvc double glazed window to front elevation.

Bathroom 1.9m x 1.72m (6'2" x 5'7")

having low level wc, vanity wash basin with chrome taps, bath with chrome fittings and glass shower screen, tiling around bath, extractor fan and frosted Upvc double glazed window to rear elevation.



Outside

To the front of the home is a tarmacadam driveway providing parking for up to three vehicles and a well maintained fore garden, half laid to lawn, half gravelled with mature plants and bushes. To the side a secure gate leads to the rear with lean-to with outdoor sockets. To the rear is a enclosed garden which is tiered. There is a large paved patio area for seating and entertaining, artificial grassed sections and at the top of the tiers is a further patio area and space for garden shed.

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.

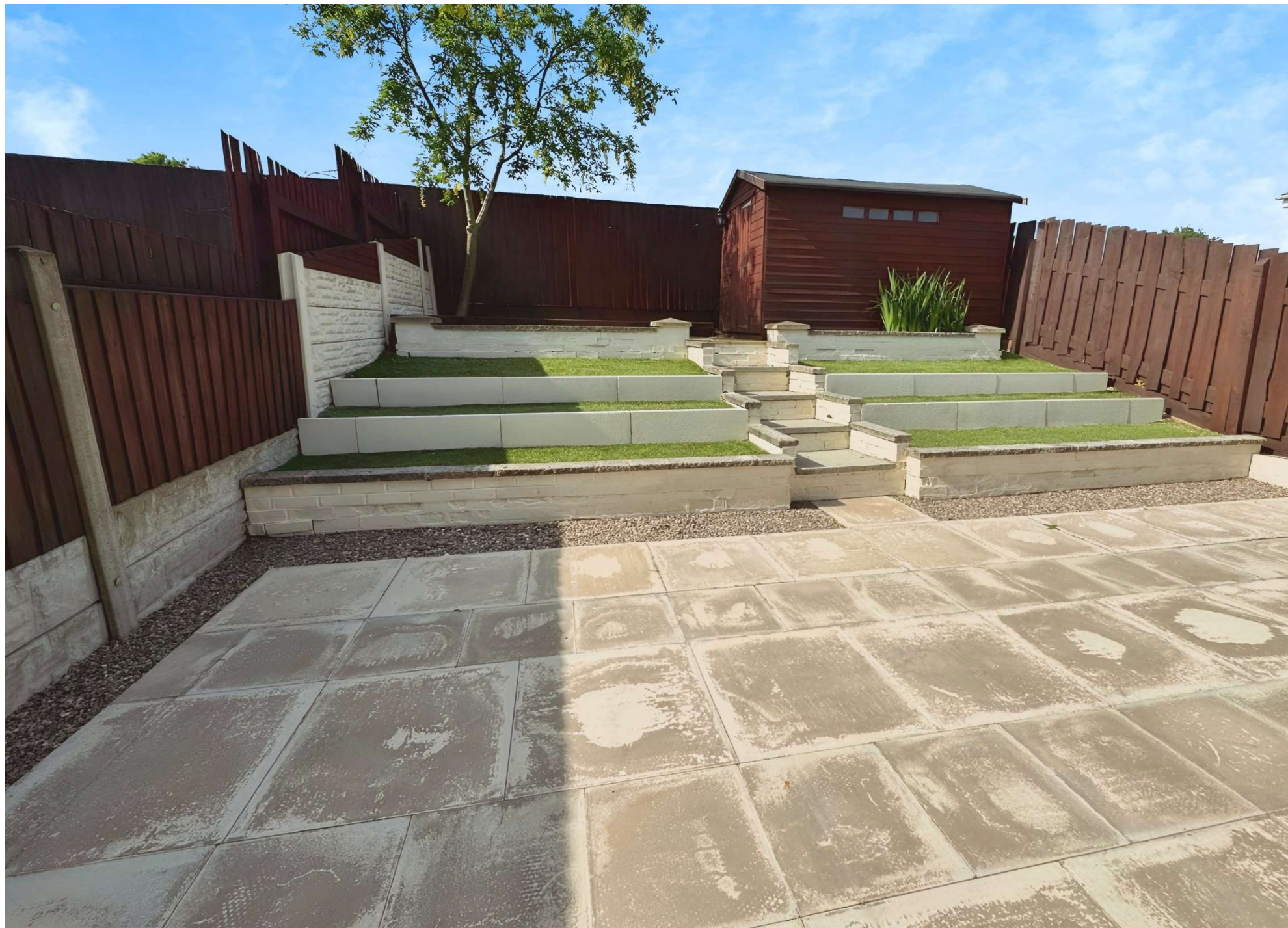
Tenure

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.

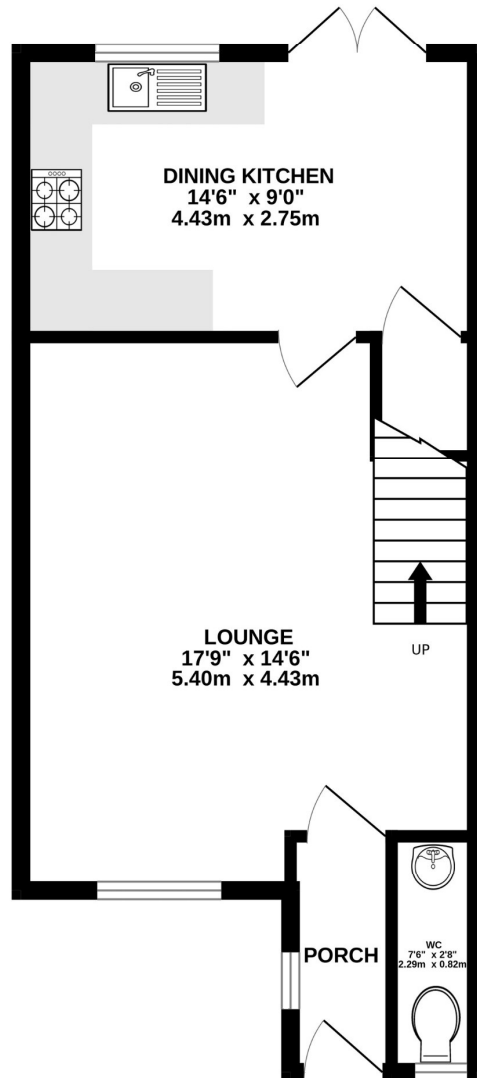
Note

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.

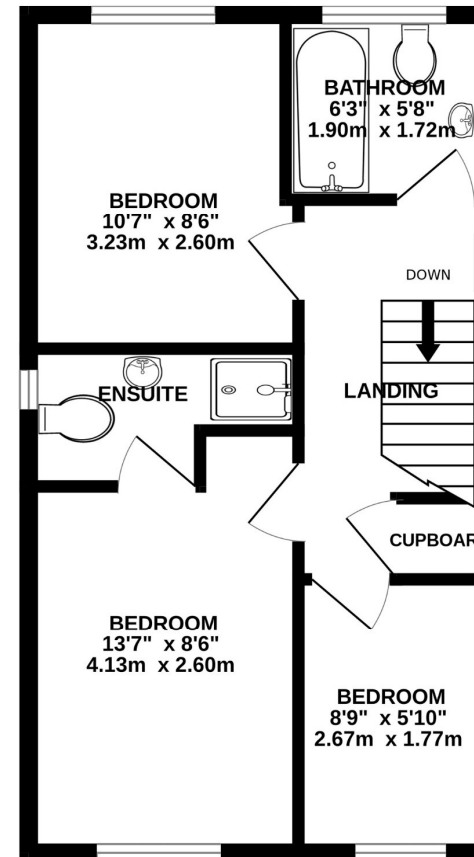




GROUND FLOOR
419 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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.

