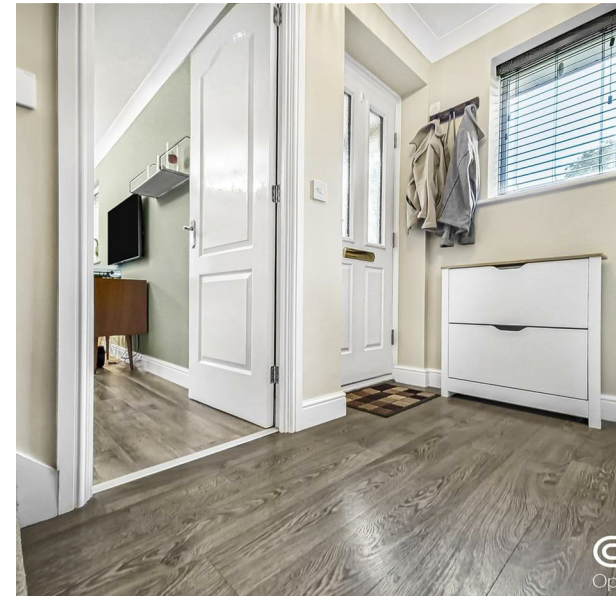


Lawns Drive, Newhall, DE11 0HN  
£315,000





Welcome to this beautifully finished and well-appointed, detached family home occupying a large corner-plot, on a cul-de-sac. The home has plenty of kerb-appeal, standing out compared to those around it.

The location is fantastic, with easy access to the A511 & M42, and nearby to a range of schools and amenities, and just a short walk, car or bus journey from Swadlincote town centre, where you will find a great range of retail stores, supermarkets, social and leisure facilities.

The internal accommodation in brief comprises of a welcoming entrance hall, spacious lounge, a modern living kitchen, conservatory, and convenient cloakroom WC and utility garage. To the first floor there is the master bedroom with en-suite, three further large bedrooms and the family bathroom. To the outside there are particularly well-kept rear and side gardens, as well as tarmac drive and neat block-paved path to the front.

#### Detailed Description:

Once inside you are met by a welcoming hallway which is light and bright, with laminate flooring and doors leading to the cloakroom WC, the lounge and kitchen diner, as well as stairs off to the first floor.

**Cloakroom WC** - Recently upgraded with a modern two-piece suite with wash hand basin with a vanity unit below and low-level WC, as well as dark oak laminate flooring. There is a double-glazed window to side elevation for natural light

**Lounge** - The room is tastefully decorated and full of light due to the double-glazed bay window to the front elevation, paired with another double-glazed window to side elevation. The light oak LVT flooring perfectly complements the coved ceiling and the room also boasts thermostat-controlled under-floor heating.

**Living Kitchen** - This space truly is the hub of the modern home. The Living kitchen is perfectly designed, and beautifully presented. There is a range of high gloss, soft close, wall and floor mounted units including a Breakfast bar, and high-quality work surfaces. Appliances include an inset composite sink unit with mixer tap and drainer, integrated dishwasher, integrated fridge & freezer, and there is currently a free-standing range oven with hood over, all sat below recessed downlights. Smoked oak laminate flooring runs through the whole of this room. Natural light is via a double-glazed window overlooking the rear garden, double glazed door to side access, and French doors leading to the Conservatory.

**Conservatory** - with laminate flooring, double glazed floor to ceiling windows with inset blinds, double doors leading out on to the rear garden. A flexible space which is currently used for a dining area.

**Utility Garage**- A convenient addition to this already well-appointed home, with integral door from the kitchen and electric roller door to the front driveway. The space has a tiled floor, plumbing for a washing machine and additional appliance space, power, light supply, and houses the boiler.

**Landing** - With spindle balustrade, fitted carpet and tastefully decorated walls, and doors leading to all rooms on the first floor.

**Master Bedroom** A generous sized double bedroom located to the front of the property, having two built-in double wardrobes, double glazed windows to the front and side elevation, high quality carpet, and tasteful décor.

**En Suite Shower Room** - Having a fully tiled shower cubicle, low level WC and wash hand basin on a vanity cupboard. There is a double glazed window to the side elevation, recessed lighting and light oak LVT flooring.

**Bedroom Two** - A well-sized double bedroom, located to the rear of the property, having built-in double

wardrobes, and two double glazed windows making this a light and airy room, again there is plush carpets and bright but tasteful décor.

**Bedroom Three** - Another double bedroom nicely finished décor and thick-pile carpet. There is a double-glazed window overlooking the rear garden, built-in wardrobe and access to the loft hatch.

**Bedroom Four** A generous sized single bedroom with window to the front elevation. Once again, nicely decorated with quality carpets to the floor.

**Family Bathroom** - Modern in design and perfectly presented, and comprising of a three-piece suite including a double ended bath with telephone style mixer tap and shower over, pedestal wash hand basin with hotel style vanity unit, as well as a low-level WC. There is an opaque double-glazed window to the side elevation, recessed lighting and light oak LVT flooring.

**Outside**- The property occupies a landscaped corner plot with lawns to the front and side with well-kept trees and shrubs. To the front there is a tarmac driveway providing side by side parking and access to the integral garage. There is access to the rear from the front through gates either side of the property.

#### Measurements:

Lounge: 17'0" x 11'7" (5.17m x 3.54m)

Kitchen/Diner: 20'5" x 11'6" (8.10m x 3.35m)

Conservatory: 10'6" x 10'4" (3.20m x 3.15m)

WC: 5'11" x 4'1" (1.80m x 1.24m)

Master Bedroom: 12'9" x 11'8" (3.89m x 3.55m)

En-suite: 6'11" x 5'10" (2.10m x 1.78m)

Bedroom 2: 11'11" x 8'9" (3.62m x 2.67m)

Bedroom 3: 9'1" x 8'5" (2.77m x 2.56m)

Bedroom 4: 9'4" x 5'6" (2.85m x 1.67m)

Family Bathroom: 7'7" x 5'6" (2.31m x 1.67m)

Garage: 16'10" x 8'2" (5.13m x 2.49m)

#### Additional Information:

Tenure: Freehold

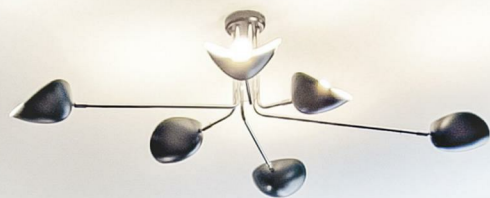
EPC Rating: D

Local Authority Area: South Derbyshire

Council Tax Band: D

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.









Please also be aware that we have not verified the condition of the appliances or the central heating system included in the sale, and buyers are advised to conduct their own assessments before entering into a contract.

**\*\*Money Laundering Regulations 2003:\*\***

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

**\*\*Floorplans:\*\***

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.







