

*Ladyfields, Midway, DE11*

*£305,000*



CADLEY CAULDWELL are delighted to bring to the market this NO CHAIN, Delightfully positioned Three bedroom DETACHED bungalow located in a sought after cul-de-sac within Midway. Nestled up on a corner plot with ample parking and garage. Entrance Hall, lounge, fitted kitchen, bathroom, three roomy bedrooms and pleasant private enclosed rear garden. VIEWINGS ARE ADVISED! Contact CADLEY CAULDWELL on 01283 217251 to arrange your viewing TODAY! \*Council Tax Band: D / EPC Rating: D\*

- NO CHAIN
- Highly Sought After Area
- Private Driveway/ Ample Off Street Parking
- Private Enclosed Rear Garden
- Delightful Cul-De-Sac
- Council Tax Band: D / EPC Rating: D

# Ladyfields, Midway, DE11

## Directions

SATNAV USERS POSTCODE: DE11 7PZ

## IMPORTANT INFORMATION

\*Mortgage Advice is available within our office\*

## GROUND FLOOR

### Entrance Hall

### Lounge

5.13m x 3.51m (16'10" x 11'6")

### Kitchen

3.25m x 2.67m (10'8" x 8'9")

### Master Bedroom

3.35m x 3.35m (11' x 11')

### Bedroom Two

3.30m x 2.69m (10'10" x 8'10")

### Bedroom Three

2.64m x 2.36m (8'8" x 7'9")

### Bathroom

2.57m x 2.16m (8'5" x 7'1")

## OUTSIDE

### Garage

4.90m x 2.84m (16'1" x 9'4")

Electric Door. Power and Lighting.

### To The Rear

Mature enclosed rear garden. Paved seating area. Lawn. Various shrubs and bedding plants. Access into the garage and to the front.

### To The Front

Private driveway for parking up to two vehicles. Access to the garage. Lawn

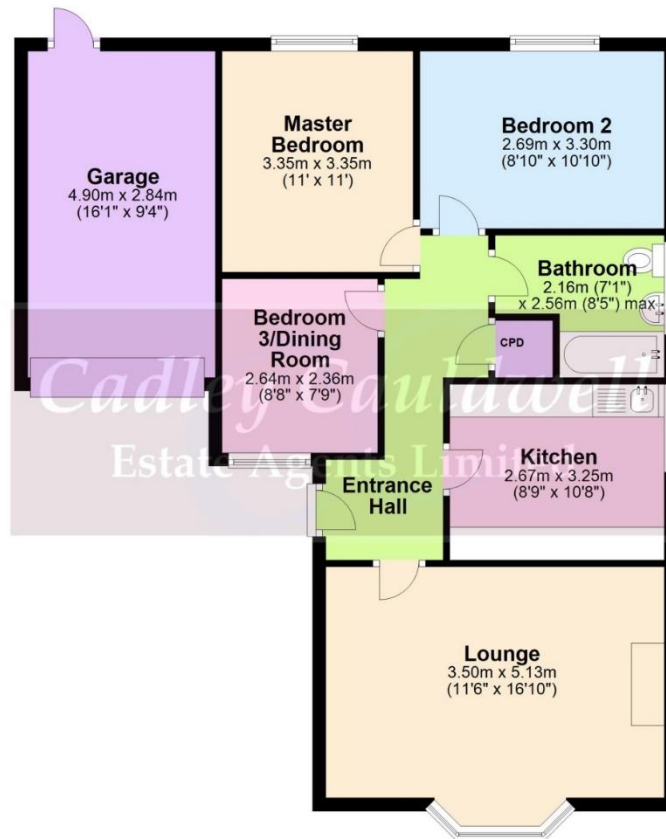


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



### Ground Floor

Approx. 83.2 sq. metres (895.3 sq. feet)



Total area: approx. 83.2 sq. metres (895.3 sq. feet)

Please note - these are not to scale. For display purposes only  
Plan produced using PlanUp.

Viewing by appointment only with  
Cadley Cauldwell, 19, High Street, Swadlincote, DE11 8JE

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.