

Wood Lane, Newhall, DE11

£260,000



CADLEY CAULDWELL are delighted to bring to the market this NO CHAIN delightful traditional THREE BEDROOM DETACHED home in popular Newhall, Swadlincote, close to schools, amenities and major routeways. In need of updating, this property is packed with potential to make a beautiful family home. Many of the period features still remain.

The property consists of breakfast kitchen, dining room, lounge, conservatory, pantry and hallway with original parquet flooring. Upstairs are three good sized bedrooms and a family bathroom. Outside the drive has parking for 2/3 vehicles and to the rear is a private garden, mainly laid to lawn. GCH & double glazing.

VIEWINGS ARE HIGHLY ADVISED

Contact CADLEY CAULDWELL on 01283 217251 to arrange your viewing TODAY!

****Council Tax Band: C / EPC Rating: D/Freehold****

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|---|--|---|
|  1930's THREE BEDROOM DETACHED |  NO UPWARD CHAIN |  HUGE POTENTIAL/PERIOD FEATURES |
|  LARGE PRIVATE REAR GARDEN |  IN NEED OF MODERNISATION |  **Council Tax Band C/EPC rating D /Freehold ** |

Wood Lane, Newhall, DE11

Directions

Follow SATNAV code for DE11 0LX

IMPORTANT INFORMATION

Mortgage advice available in this office

GROUND FLOOR

Hallway

4.11m x 0.91m (13'6" x 3')

Lounge

3.40m x 3.51m (11'2" x 11'6")

Dining Room

4.24m x 3.20m (13'11" x 10'6")

Breakfast Kitchen

2.79m x 3.28m (9'2" x 10'9")

Conservatory

2.39m x 5.05m (7'10" x 16'7")

Downstairs WC

1.88m x 0.91m (6'2" x 3')

FIRST FLOOR

Bedroom 1

4.24m x 3.20m (13'11" x 10'6")

Bedroom 2

3.40m x 3.38m (11'2" x 11'1")

Bedroom 3

2.29m x 1.80m (7'6" x 5'11")

Family Bathroom

2.67m x 2.11m (8'9" x 6'11")

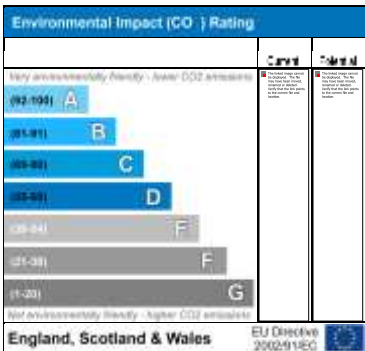
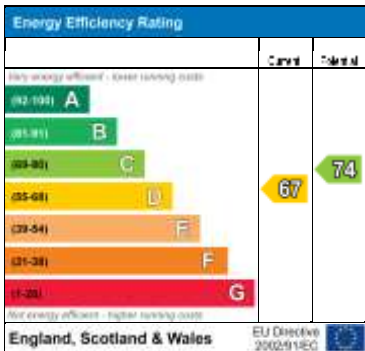
OUTSIDE

To the Front

Paved driveway with space for several vehicles. Mature trees and borders.

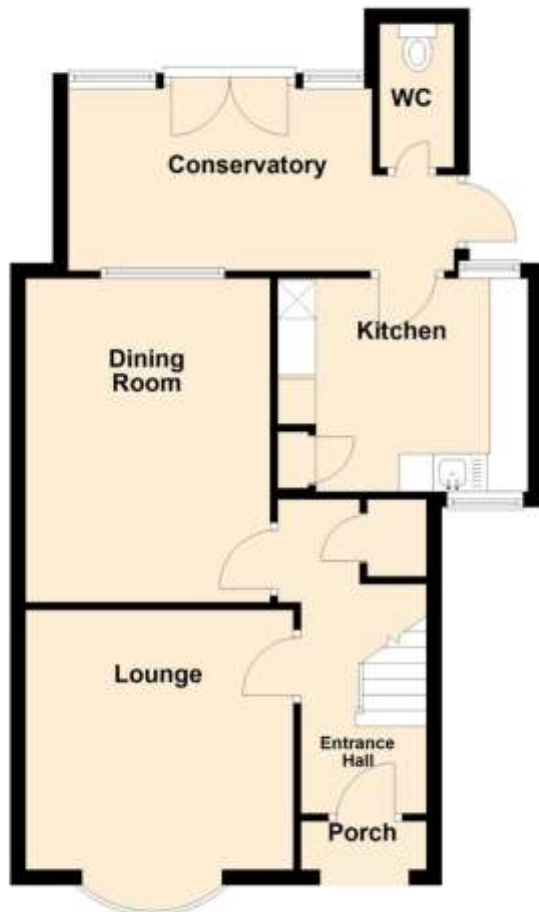
To the Rear

Lawn area, paved patio area. Mature borders.

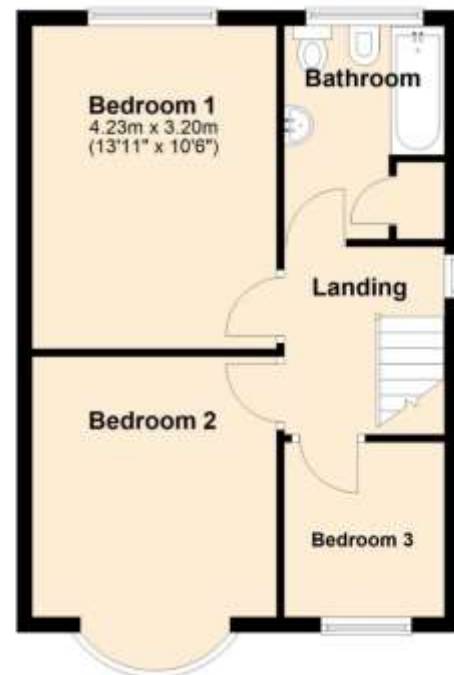




Ground Floor



First Floor



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 WHATEVER IN RELATION TO THIS PROPERTY.