



Weston Street  
Swadlincote

burchell  
edwards





### Property Description

A newly renovated 2 bedroom home in the popular Swadlincote area. The property comprises of family lounge, modern kitchen/diner, utility space, family bathroom and two double bedrooms! Externally there is a courtyard section and a lawned garden!

#### Lounge

9' 10" x 11' 4" ( 3.00m x 3.45m )  
UPVC door and window to front aspect, central heating radiator and laminate flooring.

#### Kitchen / Diner

11' 4" x 11' 8" ( 3.45m x 3.56m )  
Double glazed window to rear aspect, a range of wall and base units with work surfaces over, composite sink and half drainer with mixer tap, electric oven and hob, extractor fan, space and plumbing for a washing machine, central heating radiator, laminate flooring, under-stairs storage and part tiled walls.

#### Utility Room

10' 2" x 4' 4" ( 3.10m x 1.32m )  
UPVC door to rear aspect, space for dryer and Ideal combi central heating boiler.

#### Bathroom

Double glazed window to side aspect, bath with shower over, WC, hand wash basin, laminate flooring, central heating radiator and extractor fan.

#### Landing

Carpet and loft access.

#### Bedroom One

11' 4" x 10' 8" ( 3.45m x 3.25m )  
Double glazed window to rear aspect, central heating radiator, carpet and built-in storage.

#### Bedroom Two

11' 5" x 11' 1" ( 3.48m x 3.38m )  
Double glazed window to front aspect, central heating radiator and carpet.

#### Garden

Private patio section, lawn and fenced borders.

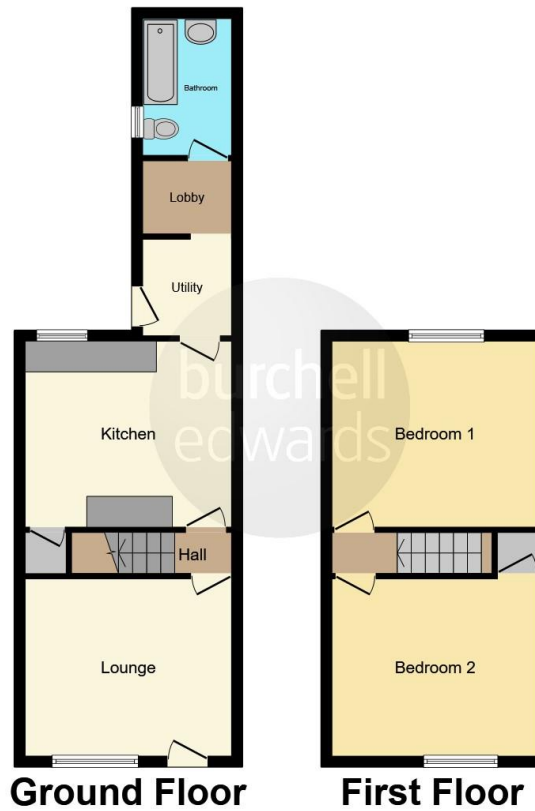












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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**EPC Rating: E**

**Tenure: Freehold**

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