



Burton Road, Midway SWADLINCOTE

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## Property Description

This Four Bedroom Link Detached Property is situated in the popular residential location of Swadlincote and is offered with No Upward Chain. The spacious accommodation comprises of Lounge, Dining Room, Breakfast Kitchen and Utility Room on the ground floor along with a cellar below, while to the first floor there are Four Bedrooms with an En Suite along with the Family Bathroom. Outside the property has a private enclosed low maintenance garden with decking and artificial lawn areas along with a driveway providing off road parking and access into the Double Garage

## Entrance Hallway

Carpeted with doors to Lounge, Dining Room, Kitchen and Cellar along with stairs to the first floor

## Lounge

15' 11" x 14' 2" ( 4.85m x 4.32m )  
Carpeted with open fire, windows to front and side. Radiator

## Dining Room

14' 2" x 12' 11" ( 4.32m x 3.94m )  
Carpeted with windows to front and side. Radiator

## Kitchen

13' 3" x 11' 5" ( 4.04m x 3.48m )  
A range of wall and base units with work surfaces over, inset sink and drainer, integral electric hob with space for other appliances, doors into Utility and out into garden

## Utility Room

11' 4" x 7' ( 3.45m x 2.13m )  
Space for washer and other electric appliance, window to rear

## Cellar

15' 9" x 13' 1" ( 4.80m x 3.99m )  
A useable room with radiator



## First Floor Landing

Carpeted with doors to all Four Bedrooms and the Family Bathroom

## Master Bedroom

14' 4" x 11' 5" ( 4.37m x 3.48m )

Carpeted with window to side, door to En Suite. Radiator

## En-Suite

White suite comprising of double shower, w/c and wash hand basin with vanity unit, tiled splash backs, heated towel rail, frosted window to side elevation

## Bedroom Two

14' 6" x 11' 9" ( 4.42m x 3.58m )

Carpeted, window to front. Radiator

## Bedroom Three

14' 4" x 11' 5" ( 4.37m x 3.48m )

Carpeted with two single fitted wardrobes, window to front. Radiator

## Bedroom Four

10' 6" x 8' 3" ( 3.20m x 2.51m )

Carpeted, window to front. Radiator

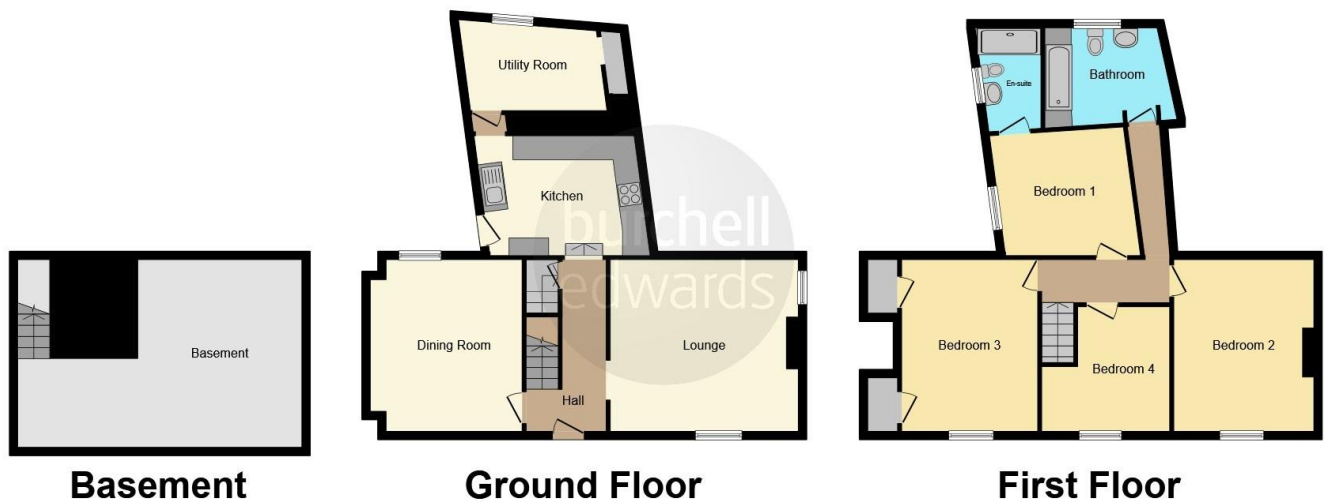
## Bathroom

White suite comprising of low level W/C, hand wash basin and bath, tiled splash backs, window to rear elevation. Radiator

## Outside

Outside the property has a private enclosed low maintenance garden with decking and artificial lawn areas along with a driveway providing off road parking and access into the Double Garage





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.

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**EPC Rating: D**

Tenure: Freehold

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