



Pingle Farm Road  
Newhall Swadlincote





## Property Description

A fantastic three bedroom family home in a quiet residential area that would be the perfect home for a young family looking to get on the property ladder! This well presented property offers a wealth of fantastic features, including off road parking, private rear garden, three bedrooms, gas central heating, double glazed windows and much more! Book your viewing with Burchell Edwards today!

## Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly."

## Entrance Hallway

Double glazed door and window to front elevation, central heating radiator and stairs to first floor accommodation.

## Lounge

22' 6" x 11' 11" ( 6.86m x 3.63m )  
Double glazed windows to front and rear elevations, central heating radiator, gas fire and large storage cupboard.

## Kitchen

7' 4" x 9' 1" ( 2.24m x 2.77m )  
Double glazed door and window to rear elevation, a range of wall and base unit with work surface over incorporating a sink with drainer unit, space for cooker, tiling to splash prone areas, space for fridge, space and plumbing for washing machine.

## Landing

Loft access via hatch.

## Bedroom One

12' 7" x 9' 4" ( 3.84m x 2.84m )  
Double glazed window to front elevation and central heating radiator.

## Bedroom Two

7' 11" x 9' 6" ( 2.41m x 2.90m )  
Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

5' 3" x 8' 8" ( 1.60m x 2.64m )  
Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed window to front elevation, W.C, wash hand basin, walk in shower, central heating radiator and storage cupboard.

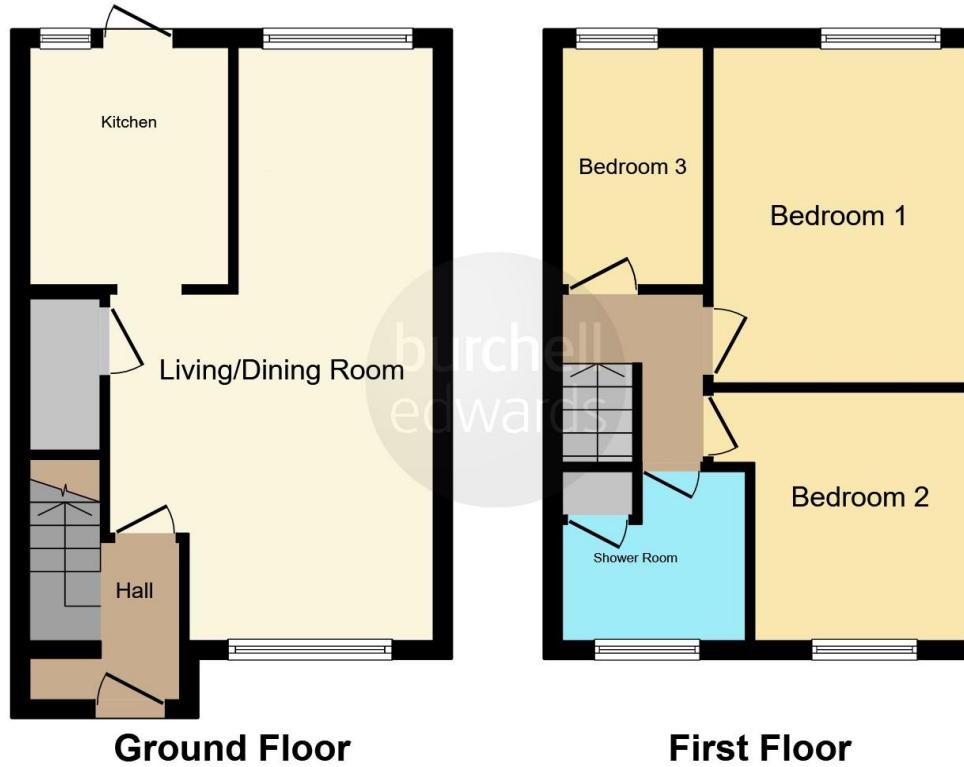
## Rear Garden

Lawned area, patio area, fencing to boundaries and driveway to side.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D    Council Tax  
 Band: A

Tenure: Freehold

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