



Ashby Road, Boundary, Swadlincote,
Derbyshire



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£450,000



Key Features

- Individual Impressive Detached Home
- Popular Residential Location
- In Need Of Some Degree Of Up-Grading
- Over 0.5 of an acre/ 0.22 hectare Plot
- Immediate Vacant Possession
- Double Glazing & Gas Fired Central Heating
- EPC rating D
- Freehold





Newton Fallowell are delighted to be able to offer for sale this individual, distinctive, one off detached bungalow residence standing upon a plot of just over 0.5 of an acre. The impressive and versatile home provides accommodation which in brief comprises: - open canopied balcony, impressive entrance hall, superb lounge with part inglenook fireplace, separate dining room/bedroom three, breakfast kitchen utility room, two large double bedrooms, the master having en-suite shower room and there is an impressive family bathroom. Outside the property enjoys grounds and gardens approached via a rear driveway and are mainly laid to lawn.

Accommodation In Detail

Impressive Covered Front Balcony 7.25m x 1.04m (23'10" x 3'5")

having tiled floor and obscure Upvc double glazed entrance door with obscure glazed light to side opening into:

Impressive Entrance Hall

having ceramic tiling to floor, coving to ceiling, two centre ceiling roses, two central heating radiators and fitted smoke alarm.

Fabulous Sitting Room 5m x 5.3m (16'5" x 17'5")

having sealed unit double glazed arched windows to front elevation, sliding Upvc double glazed French doors overlooking the rear garden, feature rustic brick fireplace with timber mantle, quarry tiled floor and inset Living Flame gas fire, two double central heating radiators, fitted laminate flooring, centre ceiling rose, wall light points and coving to ceiling.

Dining Room/Bedroom Three 3.7m x 3m (12'1" x 9'10")

having Upvc double glazed window to rear elevation, one central heating radiator and coving to ceiling.

Breakfast Kitchen 3.62m x 3.67m (11'11" x 12'0")

having a good range of medium oak base and eye level units with complementary rolled edged working surfaces, sink and draining unit, integrated appliances including four ring gas hob with extractor over, dishwasher and double oven, coving to ceiling, one double central heating radiator, ceramic tiling to floor and Upvc double glazed window to rear elevation.

Utility 2.07m x 2.7m (6'10" x 8'11")

having a good range of fitted base and wall mounted units with complementary rolled edged working surfaces, stainless steel sink and draining unit, Upvc double glazed window to side elevation, ceramic tiling to floor, one central heating radiator and fitted Worcester gas fired central heating boiler.

Master Bedroom 3.63m x 5.07m (11'11" x 16'7")

having Upvc double glazed windows to front and side elevations, one central heating radiator, coving to ceiling and centre ceiling rose.

En-Suite Shower Room

having quadrant shower enclosure with fitted electric shower, pedestal wash basin, low level wc, obscure Upvc double glazed window to side elevation, fitted extractor vent and heated chrome towel radiator.

Bedroom Two 3.93m x 5.07m (12'11" x 16'7")

having Upvc double glazed windows to front and side elevations, vanity wash basin with drawers and cupboard, coving to ceiling and one central heating radiator.



Bathroom

having suite comprising panelled bath, wc, wash basin, ceramic tiling to floor, coving to ceiling, obscure Upvc double glazed window to side elevation, one central heating radiator and airing cupboard incorporating lagged hot water cylinder.

Outside

The property enjoys an extremely large plot with a private driveway to the rear providing hard standing for numerous vehicles. The property stands upon a garden plot of just over 2200 sq m (approximately 0.5 of an acre), the grounds are mainly laid to lawn and to the rear of the home is a paved seating area.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

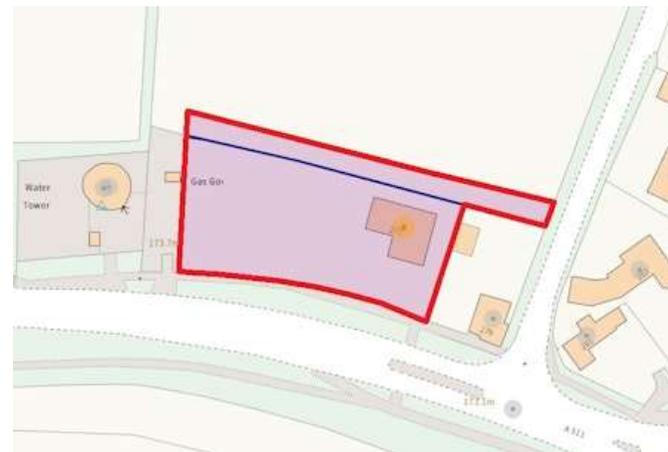
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

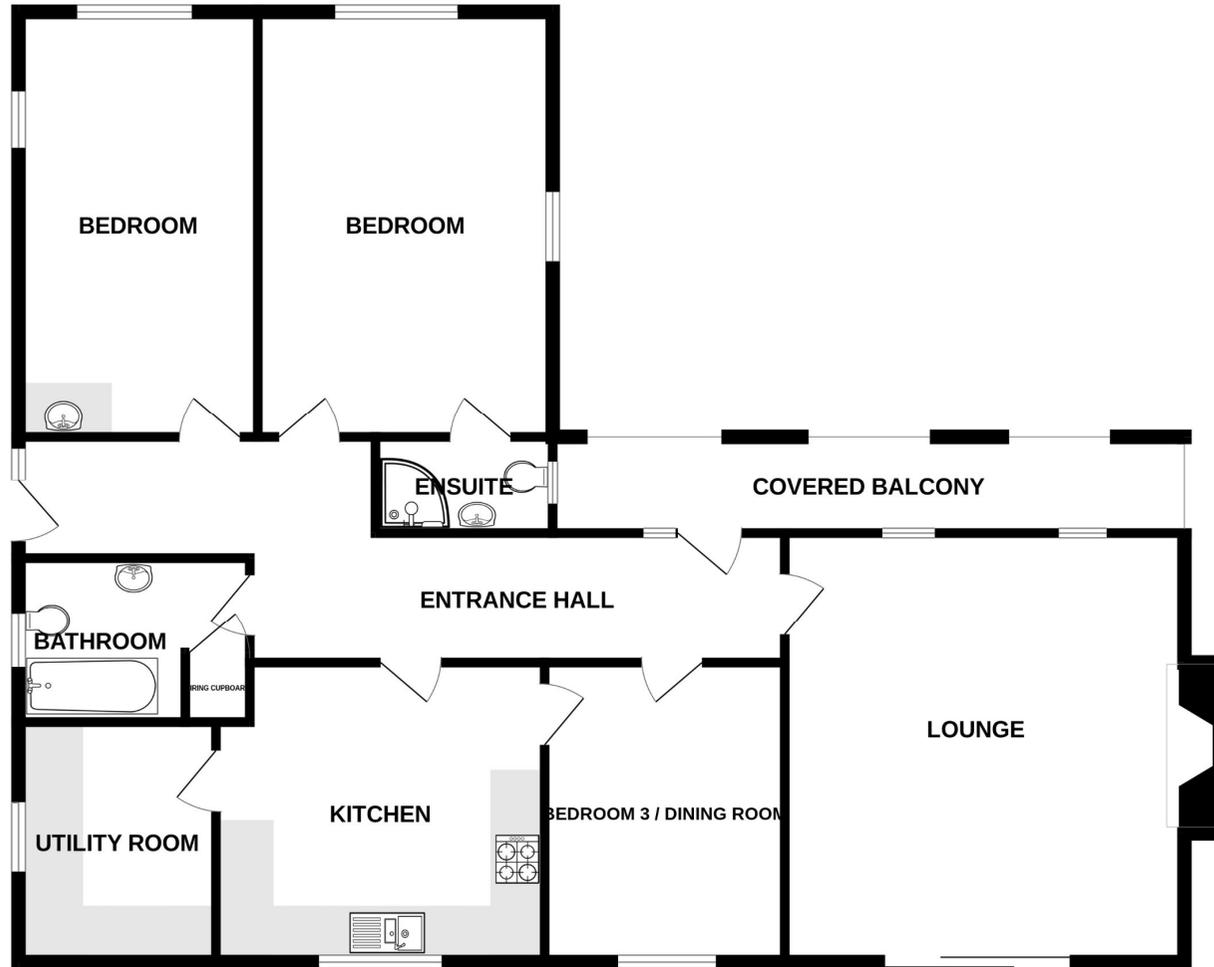
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

The property will be subject to a development uplift clause, details of which will be provided in due course.



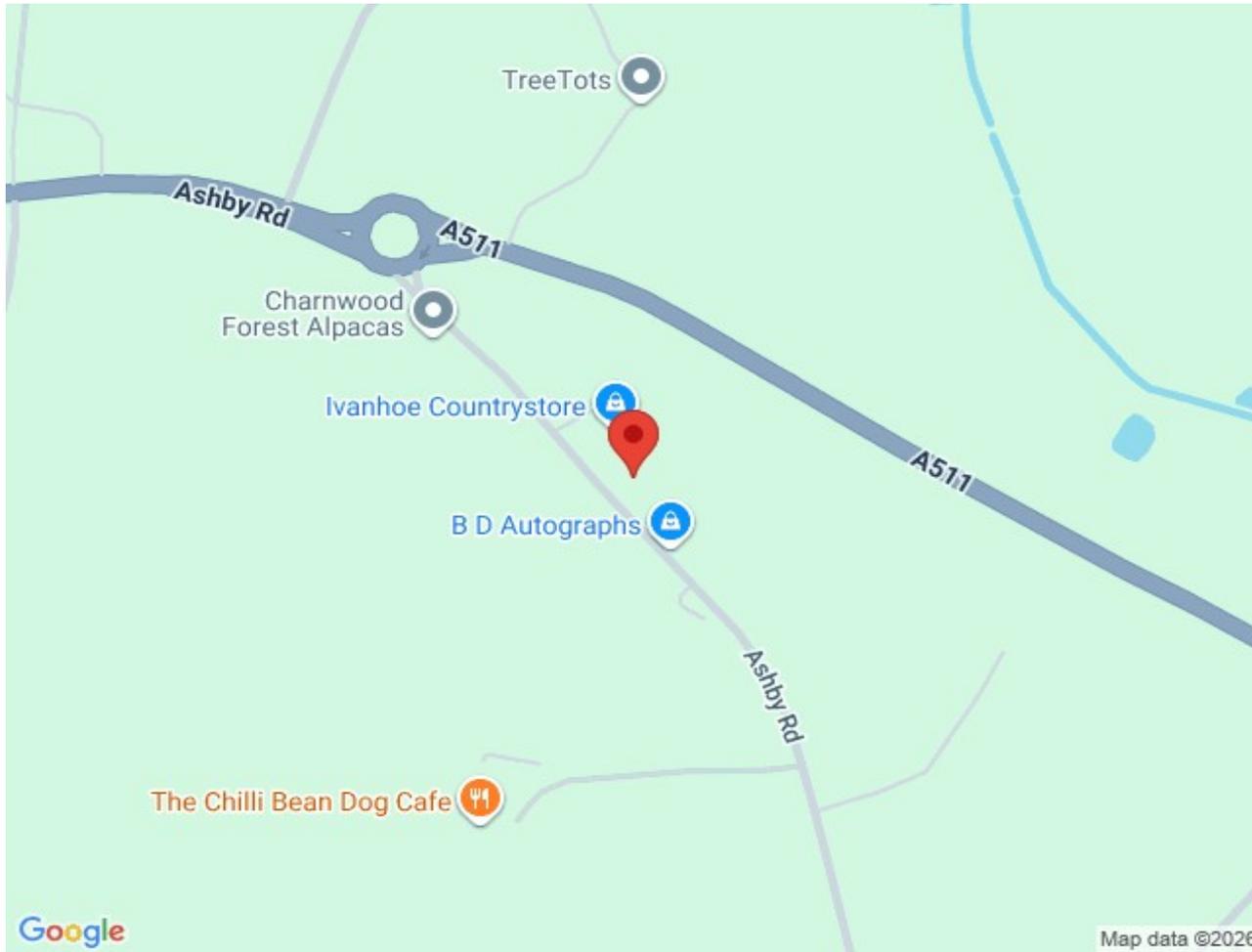


GROUND FLOOR
1379 sq.ft. (128.1 sq.m.) approx.



TOTAL FLOOR AREA : 1379 sq.ft. (128.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		