

# Ladyfields

Midway, Swadlincote, DE11 7PZ

John   
German





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£440,000

**A superb detached dormer family home offering versatile accommodation arranged over two floors. The property provides four bedrooms, two bathrooms, a well-proportioned living room, conservatory, and a fabulous open-plan living dining kitchen. Externally, there is ample off-road parking, a tandem-length garage, and a private rear garden, all positioned within this sought-after location.**

A UPVC entrance door, flanked by attractive picture windows, opens into a spacious tiled reception hallway with staircase rising to the first floor.

Arranged on the ground floor, you will find two versatile bedrooms which could also be utilised as home offices, playrooms, or additional reception space depending on individual requirements. Both bedrooms have access to the beautifully refitted ground floor shower room, which features a WC, corner wash basin with vanity unit below, useful storage cupboards, complementary wall tiling, and a shower enclosure with rainfall dual shower head and shower screen. A heated towel radiator completes the room.

The living room is an excellent size, featuring coving to the ceiling, a side-facing window, and further rear-facing window allowing plenty of natural light. Internal glazed sliding doors lead into the brick-built AND UPVC double glazed conservatory, which enjoys views over the garden. With tiled flooring, double radiators, and French doors opening outside, this versatile space is ideal as a sitting room, dining area, playroom, or additional family space.

The standout feature of the home is the stylish open-plan living dining kitchen. A range of cabinets wrap around two sides of the room, providing excellent storage, with complementary work surfaces over and an inset one-and-a-half bowl sink with mixer tap. There is space for a range-style cooker, dishwasher, and under-counter appliances including plumbing for a washing machine. A useful shelved pantry cupboard adds further practicality, while there is ample room for both dining furniture and a family seating area.

To the first floor, the spacious landing provides access to two further excellent-sized king-size bedrooms. The largest bedroom enjoys lovely views across the gardens and benefits from useful eaves storage. The beautifully appointed refitted shower room features complementary wall tiling, WC, wash basin, and a large corner quadrant shower enclosure with rainfall shower head.

Outside - A block-paved driveway provides excellent off-road parking and leads to the integral tandem-length garage measuring approximately 24'11 x 8'11. The garage benefits from power, lighting, and a personal door providing access into the rear garden.

The rear gardens have been thoughtfully landscaped with patio areas, raised planted beds and artificial lawn. Gated side access leads back around to the front elevation.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

**Property construction:** Standard

**Parking:** Drive and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/24062026







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

142.6 m<sup>2</sup>

1537 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

### Agents' Notes

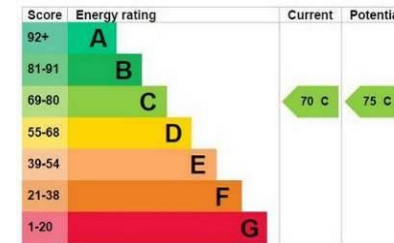
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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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