



Burton Road, Midway, Swadlincote,  
Derbyshire



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£280,000



## Key Features

- Substantial Detached Family Home
- Popular Residential Location
- Immense Character Throughout
- Requiring Up-Grading & Improvement
- Fabulous Views To Rear
- Great Potential To Extend (subject to consent)
- EPC rating D
- Freehold







Situated in this popular and convenient position this substantial family home, whilst in need of extensive refurbishment and up-grading, offers a discerning purchaser with a marvellous opportunity to develop this family home. Standing on a substantial garden plot the offers fabulous views to the rear. In brief the accommodation comprises:- entrance porch, large entrance hall, bay windowed front sitting room, rear sitting room, breakfast room, kitchen, guest cloak room and on the first floor a landing leads to three well proportioned bedrooms and bathroom. Outside a sweeping driveway provides ample parking and leads to a detached sectional garage and to the rear is a fabulous mainly lawned garden with excellent views over Swadlincote.

#### Accommodation In Detail

Twin glazed entrance door with part glazed lights over and to side leading to:

#### Entrance Lobby

having quarry tiled floor and half obscure leaded and stain glazed entrance door with obscure glazed lights to either side leading to:

#### Impressive Entrance Hall 2.4m x 4.62m (7'11" x 15'2")

having a beautiful staircase rising to first floor, coving to ceiling and one double central heating radiator.

#### Front Sitting Room

having leaded walk-in semi circular bay window to front elevation, feature tiled fireplace with matching backplate and hearth and one central heating radiator.

#### Rear Sitting Room 3.95m x 3.95m (13'0" x 13'0")

having glazed window to side elevation, large double glazed picture window overlooking the rear garden, one double central heating radiator and feature tiled fireplace with matching backplate and hearth.

#### Breakfast Room 2.23m x 2.72m (7'4" x 8'11")

having Upvc double glazed window to side elevation, range of built-in storage cupboards and useful understairs storage cupboard.

#### Kitchen 2.97m x 2.45m (9'8" x 8'0")

having Upvc double glazed windows to either side, Upvc half obscure double glazed door to side, range of base and eye level units with complementary rolled edged working surfaces, four ring hob and stainless steel sink and draining unit.

#### Guest Cloak Room

having Upvc double glazed window to rear elevation, fitted electric panel heater and low level wc.

#### On The First Floor

#### Impressive Landing 3m x 2.4m (9'10" x 7'11")

having leaded stain glazed window to side elevation.

#### Bedroom One

having deco style tiled fireplace with raised tiled hearth, one double central heating radiator and leaded bay window to front elevation.

#### Bedroom Two 3.95m x 3.95m (13'0" x 13'0")

having feature tiled fireplace with inset electric fire, one central heating radiator and Upvc double glazed window to rear elevation.

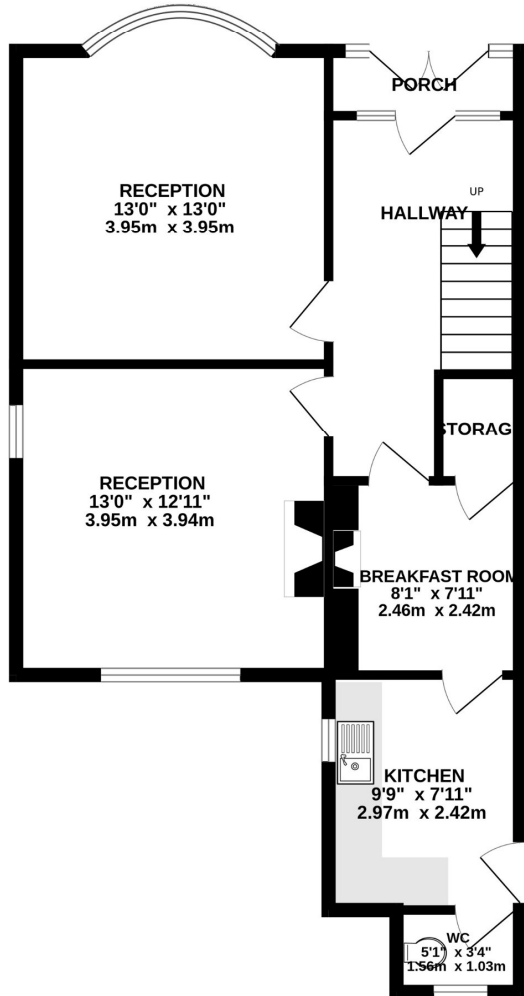
#### Bedroom Three 2.53m x 2.4m (8'4" x 7'11")

having Upvc double glazed window to front elevation and access to loft space.

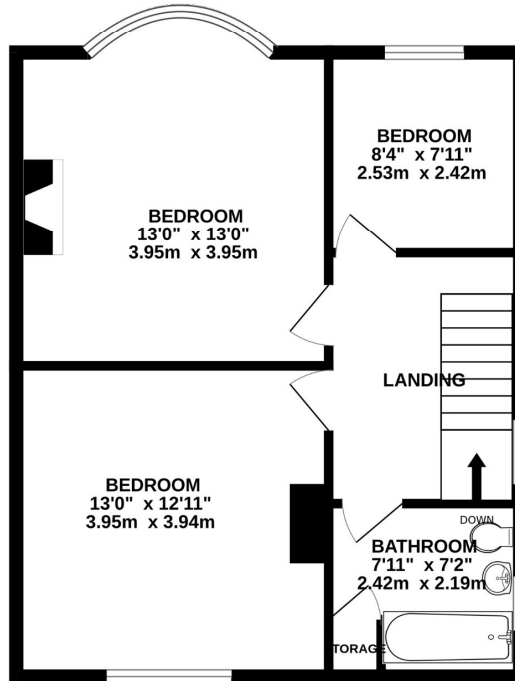
#### Bathroom

having panelled bath with electric shower over, pedestal wash basin, low level wc, obscure leaded glazed window to side elevation, one central heating radiator, half tiling complement throughout and fitted Ideal condensing combi gas fired central heating boiler.

GROUND FLOOR  
629 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR  
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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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## Outside

To the front of the home a sweeping tarmac driveway provides extensive and ample parking and leads to a detached sectional garage with up and over door. To the rear is a lovely garden well screened by hedgerows and mainly laid to lawn.

## 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.

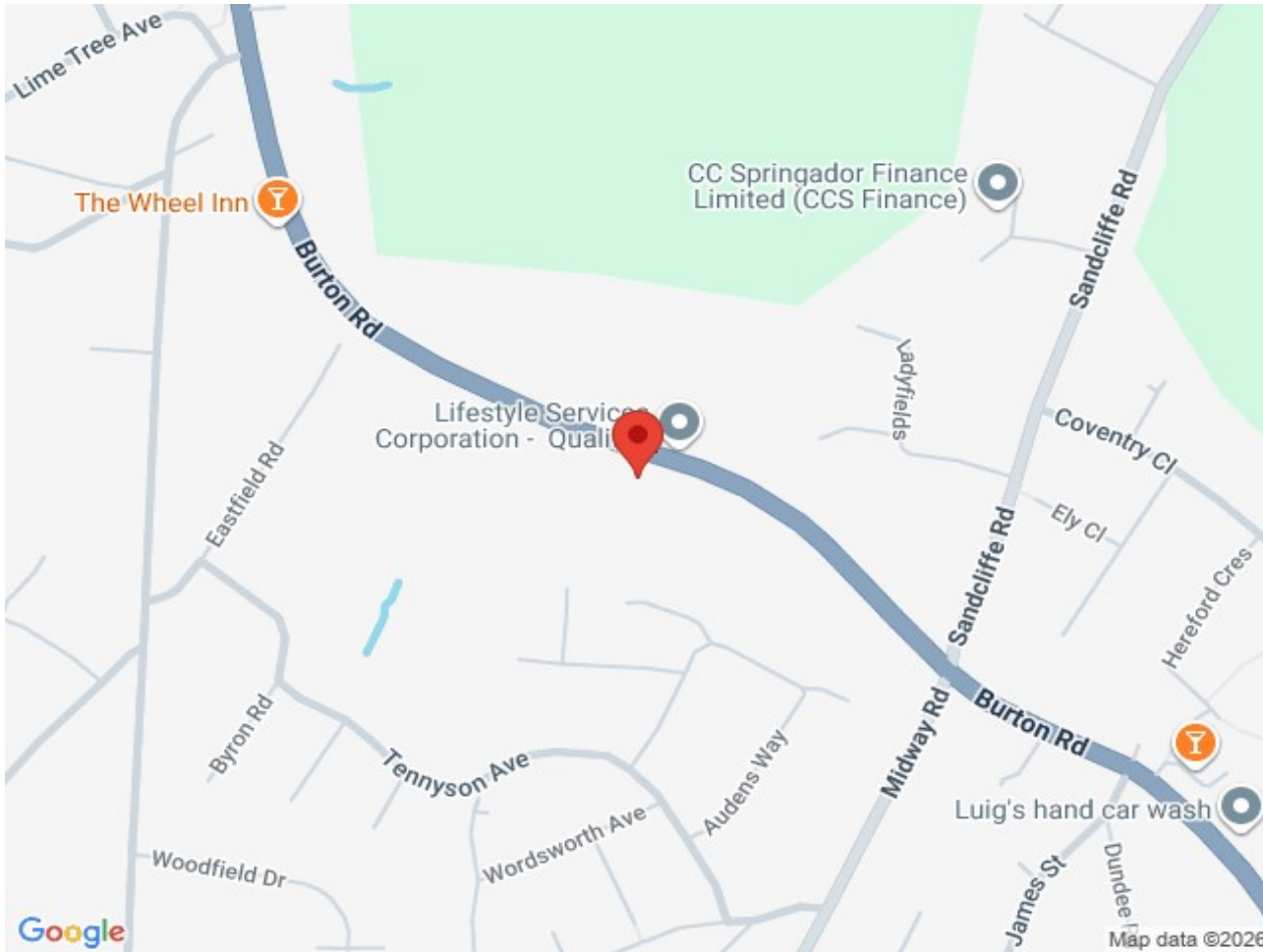
## Tenure

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC.UK.COM</small>			