

98 Midway Road

| DE11 7PG | Guide Price Guide Price £240,000 - £245,000

ROYSTON & LUND

- Guide Price £240,000 - £245,000
- Generous Garden Area
- Good-Sized Living Room
- Wet Room
- EPC Rating - C
- Two Bedroom Bungalow
- Kitchen / Diner Layout
- Conservatory
- Off-Road Parking
- Council Tax Band - B // Freehold

















Guide Price £240,000 - £245,000

Royston and Lund are delighted to present this two-bedroom detached bungalow.
The two bedrooms are positioned to the front of the property, providing bright and comfortable accommodation. A modern wet room sits at the centre of the home.

To the rear, you'll find the kitchen/diner, featuring wooden cabinetry and a feature fireplace. The living room also provides a fireplace and French doors that open into a conservatory, allowing natural light to easily flood the space. From here, sliding patio doors lead directly out to the garden.

The garden is a true highlight of the property. A mix of stone patio slabbing gently ramps down into a well-maintained lawn, bordered by retaining walls and offering excellent privacy thanks to mature trees at the far end.

To the front, there is off-road parking for multiple vehicles via a long driveway, which leads to a detached garage for additional storage or workshop use.

This property is ideally placed for everyday convenience, with local shops, parks, and community facilities just a short walk away.

Nearby schools include Eureka Primary School, Springfield Junior School, and Belmont Primary School, while secondary education is available at Granville Academy and The Pingle Academy.

Excellent transport links include regular bus services to Swadlincote and Burton-upon-Trent, with the A511 and A514 providing easy access to Derby, Ashby-de-la-Zouch, and beyond.

Burton railway station, around five miles away, offers direct connections to major cities, making this an ideal and well-connected location.

Ground Floor

Approx. 94.8 sq. metres (1020.3 sq. feet)



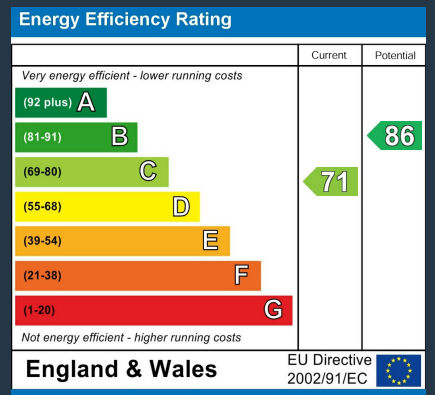
Total area: approx. 94.8 sq. metres (1020.3 sq. feet)

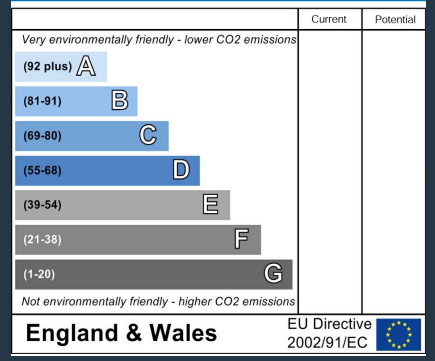
The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND