





Lamplight Way, Swadlincote, DE11 9HA

£280,000





Open House
estate agents

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Offering spacious and versatile accommodation arranged across three floors, this modern four-bedroom semi-detached home on Lamplight Way, Castle Gresley, presents an excellent opportunity for families and purchasers seeking a property with flexible living space. Featuring a generous living room, contemporary kitchen, separate laundry room, four bedrooms and two bathrooms, the property combines a practical layout with modern conveniences. The impressive main bedroom occupies the entire top floor, creating a particularly appealing feature of this well-proportioned home.

Upon entering the property, a welcoming hallway provides access to the principal ground floor accommodation, with stairs rising to the first floor. The living room is a comfortable and generously proportioned space, offering plenty of room for a variety of furniture arrangements and providing an inviting setting for relaxing or spending time with family. A window to the front allows natural light to enter, while the room is part open plan into the kitchen diner, but with enough separation so that there is still two defined areas.

Moving through to the kitchen, this generous space provides a practical arrangement for cooking and dining, with French doors opening directly onto the rear garden and allowing natural light to flow into the room. The kitchen is complemented by a separate laundry room, providing valuable additional space for household appliances and everyday essentials. A convenient ground floor WC completes the accommodation on this level, adding further








practicality for busy family life.

The first floor offers three bedrooms, each providing flexibility to accommodate different household requirements. Two of the bedrooms are particularly well proportioned, with space for beds and additional bedroom furniture, while the third bedroom would make an ideal child's bedroom, nursery or home office if desired. The rooms benefit from a lot of natural light through their large windows, with neutral décor providing a versatile backdrop for personal furnishings. Serving this floor is the family bathroom, fitted with a white suite comprising a panelled bath with shower over and glass shower screen, pedestal wash basin and WC. Contemporary wall tiling and wood-effect flooring complete the space.

Occupying the second floor is the impressive main bedroom, creating a spacious retreat away from the rest of the accommodation. This generously sized room comfortably accommodates a large double bed and additional bedroom furniture, with an attractive feature wall, recessed ceiling spotlights and a combination of windows bringing natural light into the space. The room also benefits from useful storage areas and an adjoining en suite shower room, making this floor particularly appealing as a private main bedroom suite. The en suite is fitted with a shower enclosure, pedestal wash basin and WC, complemented by contemporary tiling and a roof window.

Externally, the property enjoys an attractive frontage with a small lawned area adding greenery to the approach. A driveway to the side provides off-road parking, while the French doors from the kitchen offer direct access to the rear garden, creating a convenient connection between the indoor accommodation and outside space.

Situated on Lamplight Way in Castle Gresley, the property forms part of a modern residential development within the wider Swadlincote area. Its location offers a residential setting while providing a convenient base for accessing the surrounding towns and their facilities.

Combining four bedrooms, spacious accommodation across three floors, a practical ground floor layout and the added benefit of a top-floor main bedroom with en suite, this property offers an appealing opportunity for a range of purchasers. With its modern design, versatile living arrangements and off-road parking, an internal viewing is highly recommended to appreciate everything this home has to offer.

Additional Information
We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

Money Laundering Regulations 2003:
In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification













before accepting any offers.

Floorplans:
We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.



















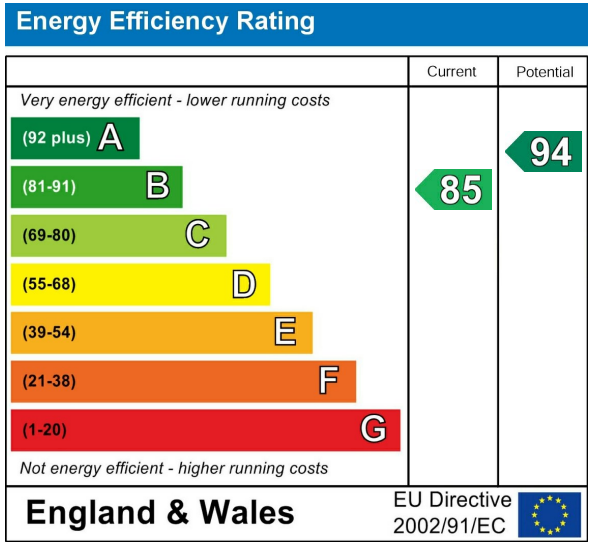








ENERGY PERFOMANCE CERTIFICATE



LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND
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VIEWINGS
By prior appointment only

PROPERTY SUMMARY

- Modern Four Bedroom Semi-Detached Home
- Spacious Accommodation Across Three Floors
- Generous Living Room
- Contemporary Kitchen with French Doors
- Separate Laundry Room & Ground Floor WC
- Three Bedrooms to the First Floor
- Family Bathroom with Shower Over Bath
- Impressive Top Floor Main Bedroom with En Suite
- Driveway Providing Off-Road Parking
- Popular Residential Location in Castle Gresley



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