



Lincoln Way, Midway, Swadlincote



£160,000



Key Features

- Two Bedroom Semi Detached
- Two Good Size Double Bedrooms
- Two Separate Reception Rooms
- Rear Conservatory
- Extensive Driveway Providing Good Parking
- Upvc Double Glazing & Gas Fire Central Heating
- EPC rating E
- Freehold





A spacious Two Bedroom Semi Detached, home situated in a pleasant area of Midway. The property benefits from Upvc double glazing & gas fired central heating & provides two good spacious reception rooms giving the possibility of the second reception room being used as a third bedroom, there is a large fitted kitchen with guest cloaks off. On the first floor are two double bedrooms & family bathroom. To the front is a deep driveway & fore garden & to the rear is a fully enclosed garden with lawn & patio areas

Accommodation In Detail

Twin Upvc double glazed doors leading into

Entrance Porch 1.45m x 0.5m (4'10" x 1'7")

With frosted double glazed doors opening into:

Entrance Hall

with staircase leading to the first floor, one central heating radiator, useful under stairs storage containing electric meter & consumer unit

Dining Room 3m x 3.3m (9'10" x 10'10")

with timber effect laminate flooring, one central heating radiator & Upvc double glazed window to rear

Lounge 3.23m x 5.21m (10'7" x 17'1")

with fitted gas fire with back boiler behind, one central heating radiator & Upvc double glazed window to the front & sliding patio doors to the rear opening into:

Conservatory 4.64m x 1.61m (15'2" x 5'4")

with tiled floor, one central heating radiator & Upvc double glazed doors & windows

Kitchen 3.23m x 5.5m (10'7" x 18'0")

with a good range of fitted base & wall mounted units with granite effect laminate surfaces over & fitted integrated stainless steel sink & draining unit with chrome mixer taps, various spaces to appliances, ceramic tiling to floor, one central heating radiator, frosted double glazed door to front & rear, Upvc double glazed window to rear

Guest Cloaks 0.96m x 1.71m (3'1" x 5'7")

with fitted low level w.c with push button flush, wall mounted wash hand basin, tiling to floor one central heating radiator & fitted extractor

On the first floor

Landing

with access to loft space, airing cupboard with lagged hot water cylinder & Upvc double glazed window to front

Master Bedroom 3.03m x 5.25m (9'11" x 17'2")

one central heating radiator, Upvc double glazed windows to front & rear

Bedroom Two 3.27m x 3.39m (10'8" x 11'1")

with built in fitted wardrobe, one central heating radiator, Upvc double glazed windows to the rear

Family Bathroom 1.7m x 1.8m (5'7" x 5'11")

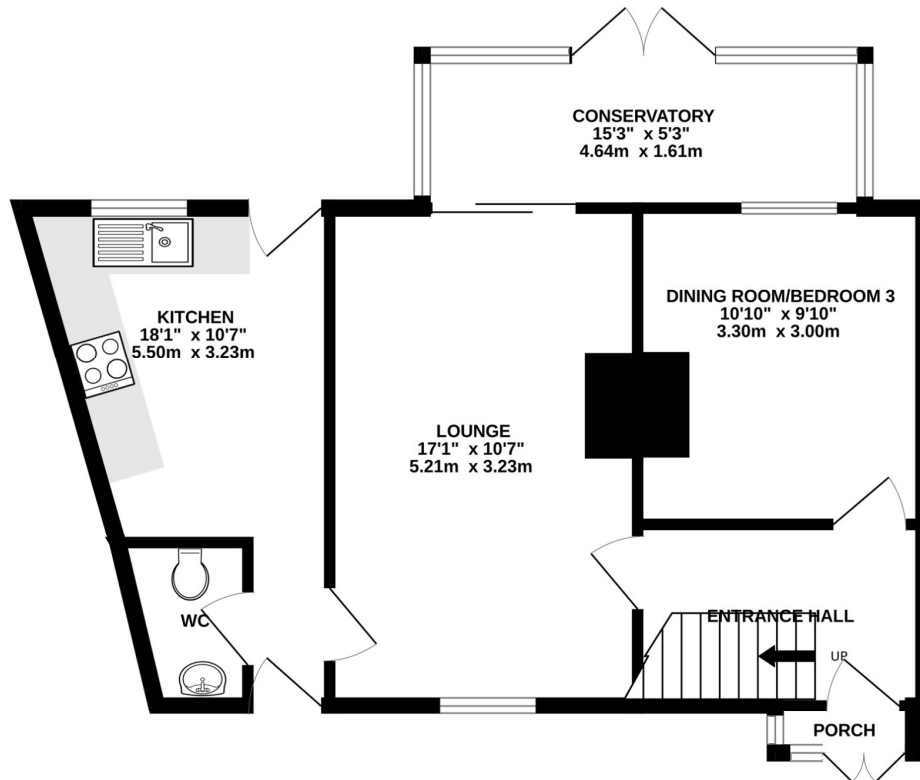
with fitted white suite comprising, low level w.c, pedestal wash hand basin & panel bath with electric shower over, one central heating radiator, Upvc frosted double glazed windows to side

Outside

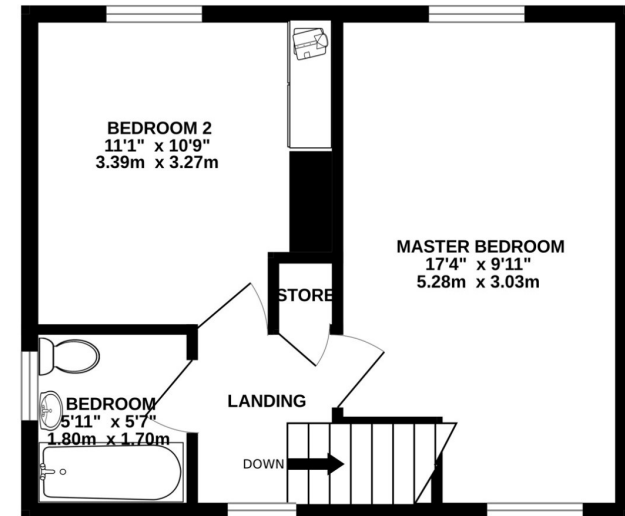
To the front is the home is a deep block paved driveway providing extensive parking with adjacent garden area.

To the rear is an enclosed garden with paved patio area, extensive lawned area & large shed

GROUND FLOOR
566 sq.ft. (52.5 sq.m.) approx.

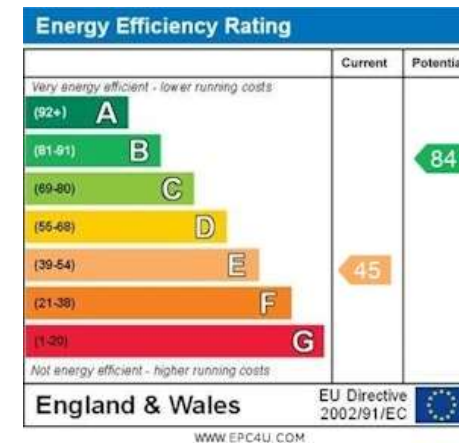


1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.5 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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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.