



New Road, Coton in the Elms,  
Swadlincote



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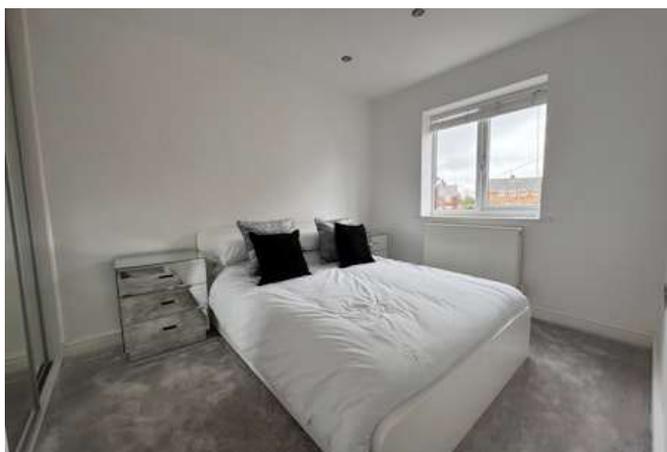
£280,000



## Key Features

- Semi Detached Home
- Three Bedrooms (two with fitted wardrobes)
- High Specification Upgrades Throughout
- Immaculately Landscaped Rear Garden
- No Upward Chain
- Off Road Parking
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented three bedroomed semi detached home which has been up-graded to a high specification throughout. The property is ideal for families that like to entertain as the rear garden has a number of patio areas and is of a great size. In brief the accommodation comprises: - entrance hall, guest cloak room, breakfast kitchen, lounge diner and on the first floor a landing leads to two double bedrooms with built-in wardrobes, a further bedroom and a high specification family bathroom. Viewings are highly recommended.

#### Accommodation In Detail

Composite front door leading to:

#### Entrance Hall

having staircase rising to first floor, understairs storage, thermostat for central heating, marble tiling to floor, downlights and one central heating radiator.

#### Guest Cloak Room 0.79m x 1.84m (2'7" x 6'0")

having low level wc, pedestal wash basin with chrome mixer tap, marble tiled splashback, consumer unit for electrics, extractor fan, marble tiling to floor, downlights, chrome heated towel radiator and frosted Upvc double glazed window to front elevation.

#### Kitchen 2.74m x 3.49m (9'0" x 11'6")

having range of base and wall high gloss mounted units, low profile earth stone work top, stainless steel sink and drainer with chrome mixer tap, five ring gas hob with extractor over, single electric oven, slimline dishwasher, integrated washing machine, space for fridge/freezer, breakfast bar, glass splashback, brush chrome sockets, downlights, marble tiling to floor, one central heating radiator and Upvc double glazed window to front elevation.

#### Lounge Diner 4.9m x 3.39m (16'1" x 11'1")

having media points, downlighters, high pile carpet to floor, one central heating radiator, Upvc double glazed window to side elevation and Upvc patio doors to rear.

#### On The First Floor

#### Landing

having access to loft space, built-in overstairs storage cupboard housing gas fired combination boiler, high pile carpet and Upvc double glazed window to side elevation.

#### Master Bedroom 2.58m x 3.08m (8'6" x 10'1")

having built-in double wardrobe with glass and mirrored sliding doors, high pile carpet, thermostat for central heating, media points, one central heating radiator, downlighters and Upvc double glazed window to rear elevation.

#### Bedroom Two 2.58m x 3.05m (8'6" x 10'0")

having built-in double wardrobe with mirrored sliding doors, tv aerial point, high pile carpet, downlighters, one central heating radiator and Upvc double glazed window to front elevation.

#### Bedroom Three 2.21m x 2.18m (7'4" x 7'2")

having downlighters, media point, high pile carpet, one central heating radiator and Upvc double glazed window to rear elevation.

#### Family Bathroom 2.18m x 1.88m (7'2" x 6'2")

having low level wc, pedestal wash basin with chrome mixer tap, P-shaped bath with chrome and glass shower screen, chrome fittings and shower, downlighters, chrome heated towel radiator and frosted Upvc double glazed window to front elevation.



### Outside

To the rear of the property is a fully enclosed garden with a number of patio areas. The first area has a porcelain laid patio ideal for entertaining and a raised composite decked area with a rendered garden wall and marble top, porcelain slabbed patio area and space and plumbing for a hot tub. There are a number of garden lights and a great sized artificial turfed area, outside sockets and security gates lead to the driveway. To the front is a tarmacadam driveway providing plenty of parking.

### 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.

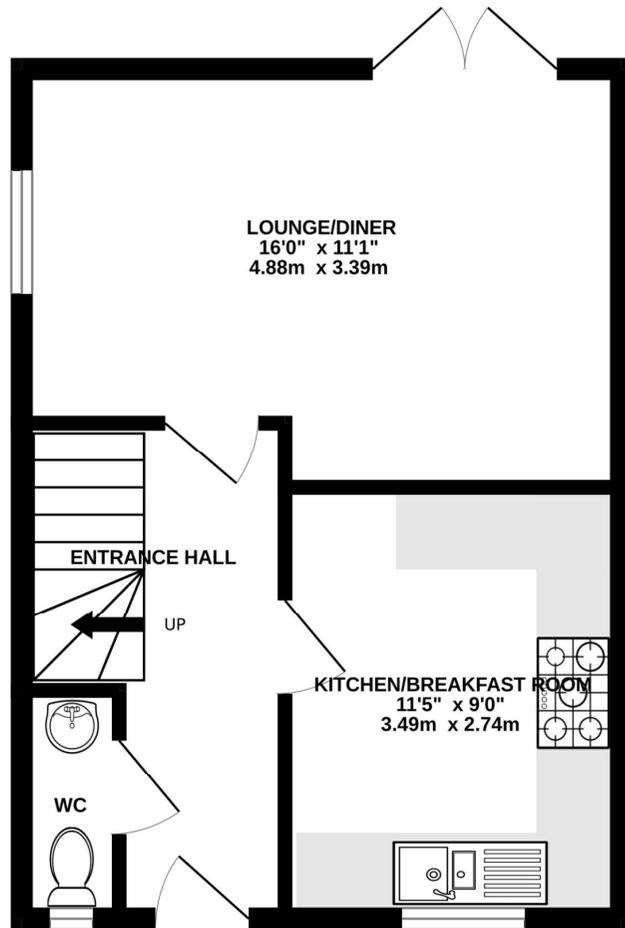
### Note

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.

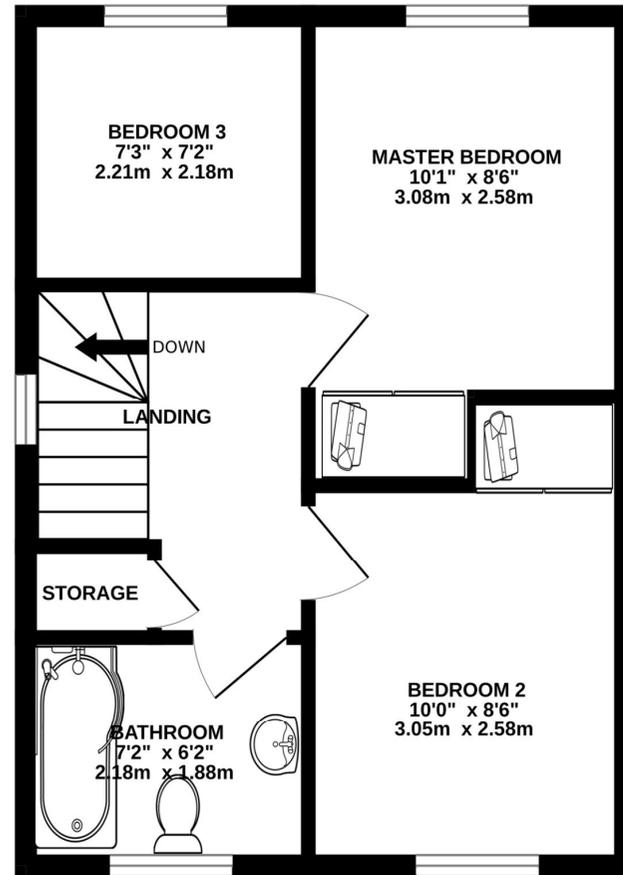




GROUND FLOOR  
361 sq.ft. (33.6 sq.m.) approx.

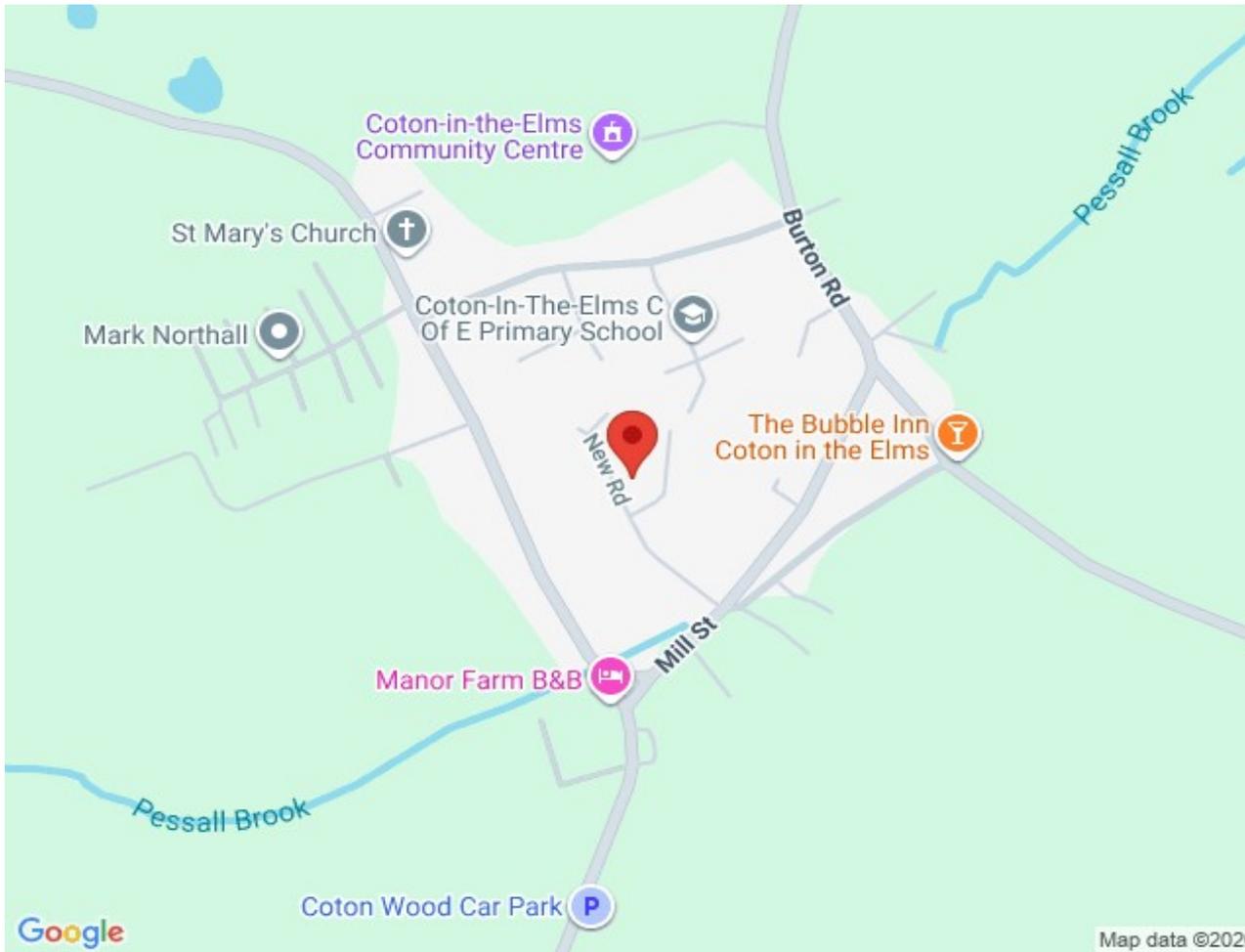


1ST FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.1 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		