



Rose Tree Lane, Newhall, Swadlincote,  
Derbyshire



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£180,000



## Key Features

- Semi Detached Home
- Two Double Bedrooms With Built-in Wardrobe's
- Extra Large Lounge Diner
- Off Road Parking
- Fully Enclosed Rear Garden
- No Upward Chain
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this larger than usual two bedroomed semi detached home on a quiet road in Newhall. Being offered to the market with immediate vacant possession viewings of this property are highly recommended to first time buyers or investors. In brief the accommodation comprises: - entrance hall, guest cloak room, kitchen, large lounge diner and on the first floor a landing leads to two double bedrooms, both with built-in wardrobes and family bathroom. Outside the property has off road parking for two vehicles and a fully enclosed rear garden which is low maintenance.

### Accommodation In Detail

Composite double glazed door leading to:

#### Entrance Hall

having consumer unit for electrics, thermostat for central heating, tiling to floor and one central heating radiator.

#### Guest Cloak Room 1.63m x 1.22m (5'4" x 4'0")

having low level wc, ceramic hand basin with chrome mixer tap, built-in understairs storage, extractor fan, tiling to floor and frosted Upvc double glazed window to side elevation.

#### Kitchen 2.58m x 4.06m (8'6" x 13'4")

having range of base and wall mounted units, granite effect laminate work surface, four ring gas hob with extractor over, single electric oven, space for washing machine, space for tumble dryer, space for fridge/freezer, cupboard housing gas fired combination boiler, tiling to floor, one central heating radiator and Upvc double glazed window to front elevation.

#### Large Lounge Diner 3.92m x 6.6m (12'11" x 21'8")

having understairs storage, staircase rising to first floor, media points, wood effect laminate flooring, two central heating radiators and Upvc double glazed sliding patio doors leading out to rear elevation.

### On The First Floor

#### Landing

having access to loft space, built-in storage cupboard and one central heating radiator.

#### Master Bedroom 3.92m x 3.15m (12'11" x 10'4")

having built-in double wardrobe, carpet to floor, one central heating radiator and two Upvc double glazed windows to front elevation.

#### Bedroom Two 3.15m x 2.69m (10'4" x 8'10")

having built-in double wardrobe, carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

#### Family Bathroom 1.87m x 2.49m (6'1" x 8'2")

having low level wc, pedestal wash basin with chrome mixer tap, bath with glass shower screen and thermostatic shower over, shaver point, extractor fan, one central heating radiator, tiling to floor and tiled splashback.

### Outside

To the front of the property is a double width block paved driveway providing parking for two vehicles, paved path leads to the rear garden. The rear garden is fully enclosed and features paved patio area and decked area with metal storage shed.



### 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.

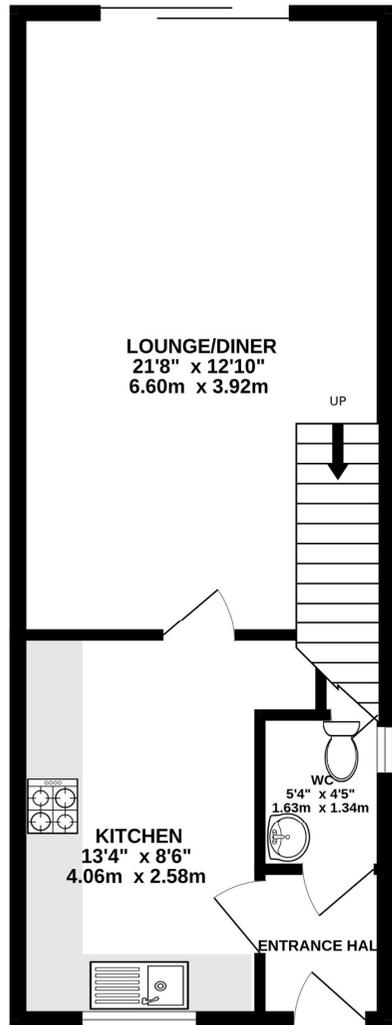
### Note

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.

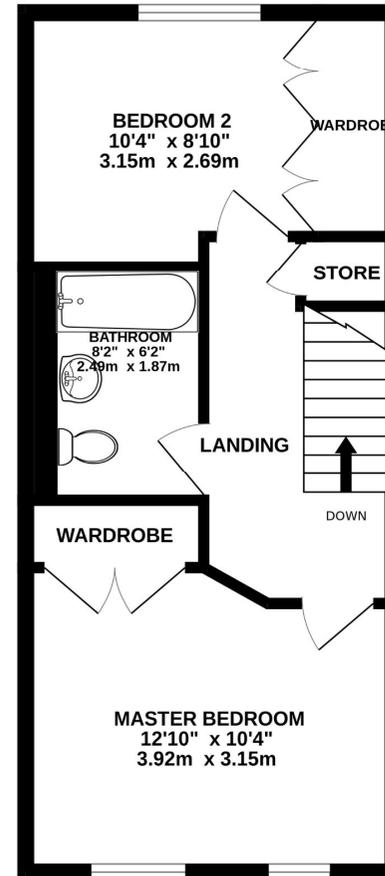




GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.

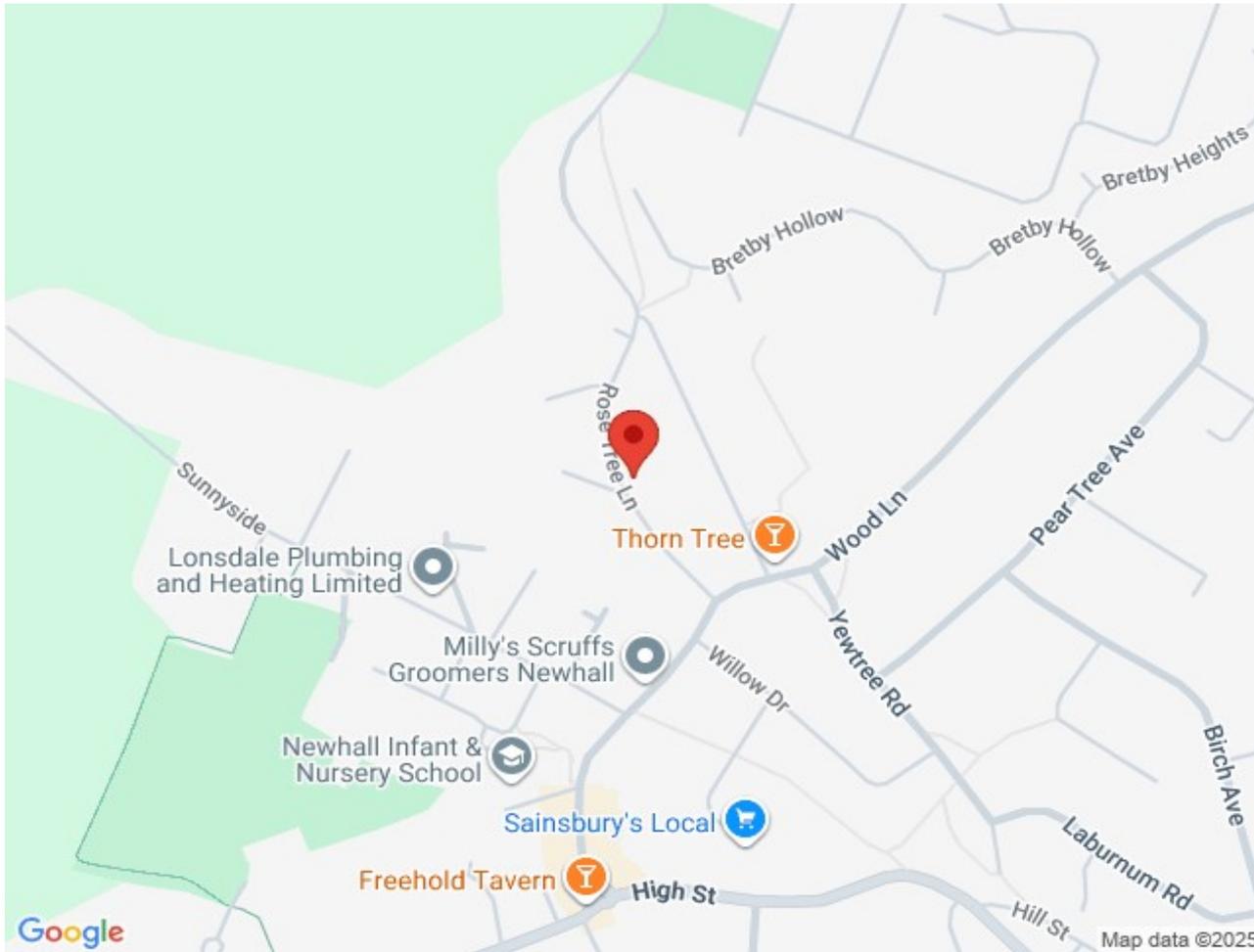


1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.9 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+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

