



Windmill Street, Swadlincote



3



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£195,000



Key Features

- Semi Detached Home
- Three Bedrooms
- Off Road Parking & Garage
- Low Maintenance Rear Garden
- Conservatory
- Dining Kitchen
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well proportioned three bed roomed semi detached home with private drive and single garage. Benefiting from a desirable layout, great sized reception room, dining kitchen and conservatory the property is ideal for any first time buyer of family looking to purchase within the Church Gresley area. In brief the accommodation comprises: - entrance hall, lounge, dining kitchen, conservatory and on the first floor a landing leads to three bedrooms and a well appointed shower room. Externally the property has a great sized rear garden with a number of spaces for seating and entertaining. There is off road parking for two vehicles and a garage. Viewings highly recommended.

Accommodation In Detail

Frosted composite double glazed door leading to:

Entrance Hall

having staircase rising to first floor, tiling to floor and frosted Upvc double glazed window to side elevation.

Lounge 4.07m x 4.15m (13'5" x 13'7")

having electric fire with marble hearth, media points, built-in understairs storage, carpet to floor, one central heating radiator and Upvc double glazed bow window to front elevation with built-in traditional wooden shutters.

Dining Kitchen 5.08m x 2.97m (16'8" x 9'8")

having range of base and wall mounted units, granite effect laminate work surface, stainless steel sink and drainer with chrome mixer tap, four ring gas hob with extractor over, single electric oven, integrated dishwasher, space for washing machine, space for under counter fridge and freezer, tiled splashback, tiling to floor, one central heating radiator, Upvc

double glazed patio doors leading to conservatory and frosted Upvc double glazed door to rear elevation with Upvc double glazed window.

Conservatory 2.49m x 2.73m (8'2" x 9'0")

having carpet to floor, one central heating radiator, air-conditioning unit, fully double glazed with fitted blinds and double glazed door to side elevation.

On The First Floor

Landing

having access to loft space, carpet to floor and frosted Upvc double glazed window to side elevation.

Master Bedroom 3.15m x 3.88m (10'4" x 12'8")

having carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Two 3.15m x 3.3m (10'4" x 10'10")

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

Bedroom Three 2.05m x 2.13m (6'8" x 7'0")

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

Shower Room 1.85m x 2.45m (6'1" x 8'0")

having low level wc with hidden cistern, wall hung vanity wash basin with chrome mixer tap, quadrant shower cubicle with glass shower sliding door and chrome thermostatic shower, aqua-panelling to walls in shower, stone effect tiling to further walls, overstairs storage cupboard with Worcester Bosch combination gas fired boiler, one central heating radiator and frosted Upvc double glazed window to front elevation.



Outside

To the rear of the property is a fully enclosed garden which has a number of tiers. The top tier has a paved patio area for seating, next tier has a large decked area ideal for entertaining and the final tier has a low maintenance gravelled stepping toned area with mature planter beds and borders. A paved path gives access. To the front is a courtyard style garden with steps leading to the front door and a driveway providing parking for two vehicles and leading to a single garage.

Services

All mains services are believed to be connected to the property.

Measurement

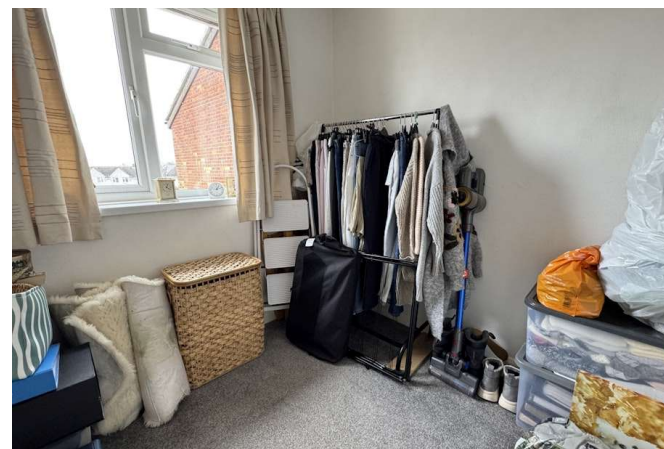
The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

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.

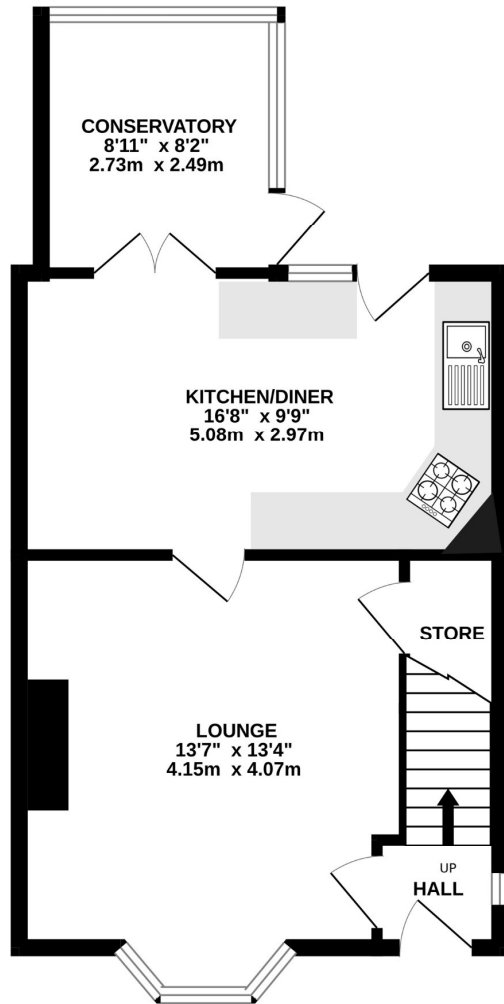
Note

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.

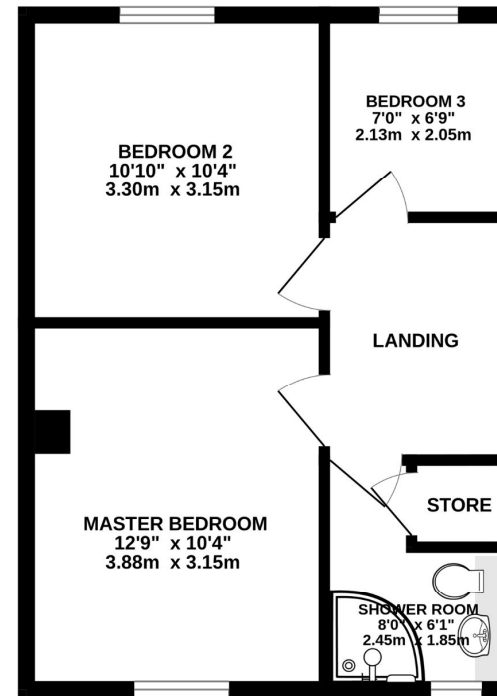




GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.0 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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