



Wood Lane, Newhall, Swadlincote,
Derbyshire



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£130,000

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Key Features

- Mid Terraced Home
- Two Bedrooms
- Immaculate Home Office/Outbuilding
- Immaculately Presented Throughout
- Ideal For First Time Buyers
- Well Appointed Bathroom
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented two bedroomed mid terraced home on a prominent road in Newhall. Benefiting from a converted outbuilding/home office this property is ideal for any first time buyer or investor. In brief the accommodation comprises: - living dining kitchen and on the first floor a landing leads to two good sized bedrooms and a well appointed bathroom. Viewings are highly recommended.

Accommodation In Detail

Frosted Upvc double glazed door leading to:

Porch

having space for coats and shoes, Upvc double glazed window to front elevation, wood effect vinyl flooring and leading through to:

Living Dining Kitchen

featuring-

Lounge Area 3.57m x 4.08m (11'8" x 13'5")

having media wall with panelling, built-in storage cupboard housing gas and electric meters, consumer unit and media points, understairs storage, one central heating radiator and Upvc double glazed window to front elevation.

Dining Kitchen Area 3.57m x 3.17m (11'8" x 10'5")

having range of base and wall mounted units, wood effect laminate work surface, four ring electric hob with extractor over, electric single oven, space for washing machine and fridge/freezer, gas fired combination boiler, one central heating radiator, tiled splashback, Upvc double glazed window to rear elevation and Upvc double glazed patio doors to rear.

On The First Floor

Landing

having carpet to floor and one central heating radiator.



Master Bedroom 3.57m x 3.11m (11'8" x 10'2")

having built-in wardrobes with mirrored glass sliding doors, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Two 2.04m x 3.18m (6'8" x 10'5")

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

Bathroom 1.5m x 2.3m (4'11" x 7'6")

having low level wc, pedestal wash basin with chrome taps, bath with chrome fittings and electric shower over, glass shower screen, full tiling complement, chrome heated towel radiator and frosted Upvc double glazed window to rear elevation.

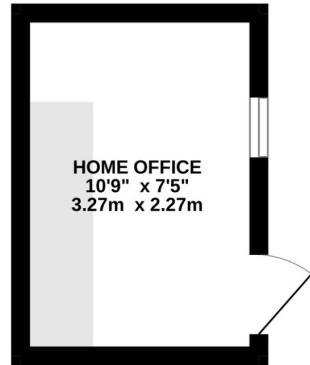
Outside

To the rear of the property is a courtyard style garden which is fully block paved and leading to the converted outbuilding providing work from home office space. Further to this is a detached garden area which has decked area and is mainly laid to lawn.

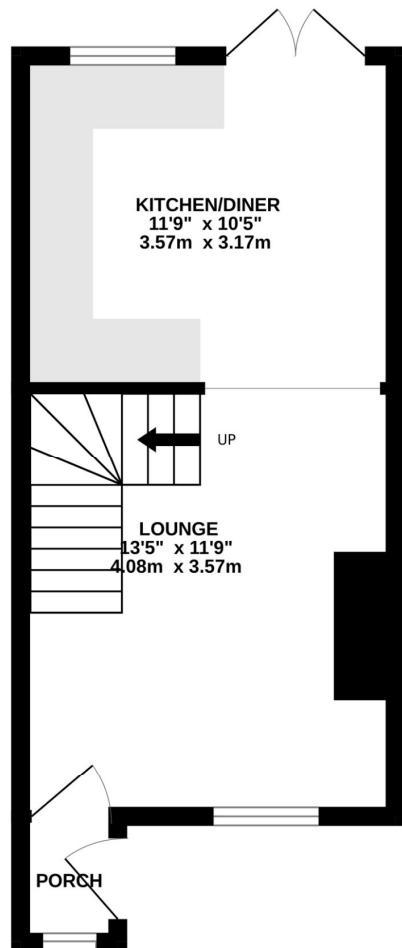
Outbuilding 2.27m x 3.27m (7'5" x 10'8")

having small kitchenette with integrated fridge, stainless steel sink with chrome mixer tap, wood effect laminate work surface and further storage.

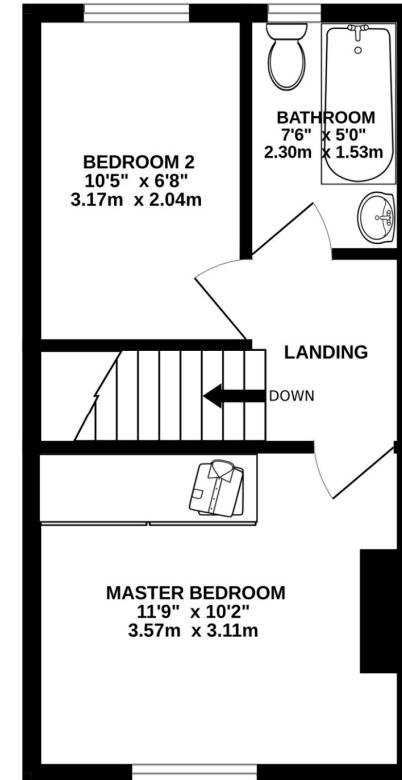
OUTBUILDING
80 sq.ft. (7.4 sq.m.) approx.



GROUND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



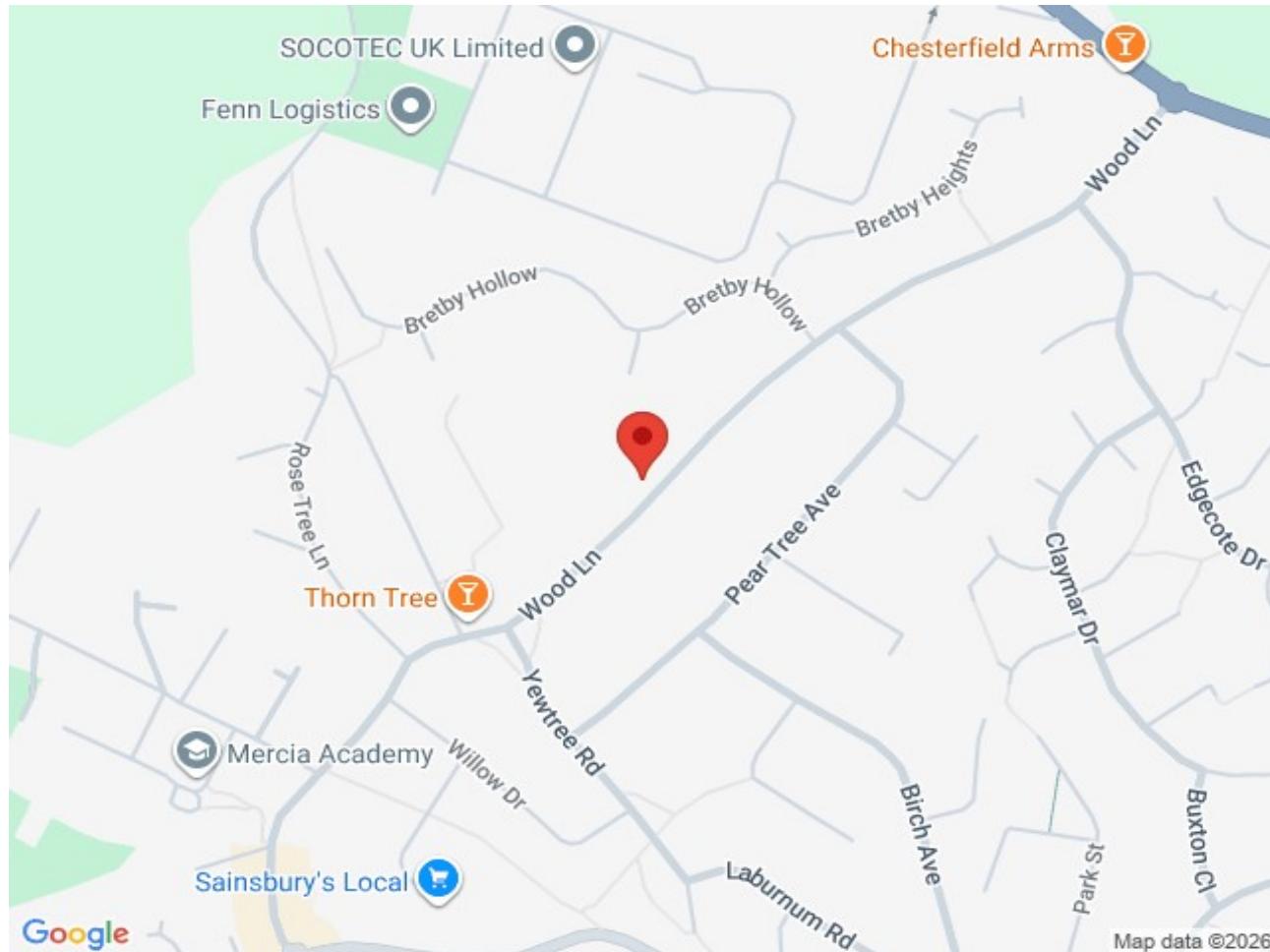
1ST FLOOR
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.2 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

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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.