



Wood Lane, Newhall, Swadlincote



3



1



1



Guide price £330,000



## Key Features

- Individual Detached Bungalow
- Three Double Bedrooms
- Prominent Elevated Position
- Pleasant Enclosed Gardens, Driveway & Garage
- Immediate Vacant Possession
- Upvc Double Glazing & Gas Central Heating
- EPC rating D
- Freehold







Newton Fallowell are delighted to be able to offer for sale this impressive individual detached bungalow residence situated in a prominent and elevated position offering spectacular views of the local area and beyond. Benefiting from double glazing and gas fired central heating the home is offered with the benefit of immediate vacant possession and an internal viewing will not disappoint. In brief the accommodation comprises:

- entrance foyer, impressive entrance hall with oak block flooring, fabulous main sitting room with windows providing panoramic views over the area, fitted kitchen with utility and boiler store off, there are three double bedrooms, wet room and separate wc.

Outside a sweeping driveway is flanked by mature gardens to either side, the driveway provides ample parking and leads to an attached garage. To the rear is a good sized well screened pleasant garden.

#### Accommodation In Detail

Upvc double glazed entrance door with double glazed lights to either side leading to:

#### Entrance Foyer 2.84m x 3.22m (9'4" x 10'7")

having tri-polycarbonate panelled roof, one central heating radiator and ornate Arts & Crafts oak entrance door with obscure leaded door leading to:

#### Impressive Entrance Hall 1.94m x 4.55m (6'5" x 14'11")

having twin obscure stained and leaded glazed feature windows to either side of entrance door, one central heating radiator, fitted wall light points, access to loft space via retractable ladder, Herringbone pattern oak flooring and fitted oak plate rail.

#### Main Reception Room 3.95m x 4.38m (13'0" x 14'5")

having feature fireplace with inset living flame electric fire surmounted on a slate hearth, Herringbone pattern oak flooring, coving to ceiling, one double central heating radiator, optical double glazed window to side elevation and two windows to the southern aspect providing spectacular views over the area.

#### Fitted Kitchen 2.65m x 3.71m (8'8" x 12'2")

having maple effect base and eye level units with complementary rolled edged working surfaces, polycarbonate sink and draining unit with swan neck mixer taps, four ring induction hob with extractor over, double oven, fitted laminate flooring, one central heating radiator, Upvc double glazed window providing spectacular view and large full height store with extensive shelving and one central heating radiator.

#### Utility 1.31m x 1.44m (4'4" x 4'8")

having obscure Upvc double glazed window to side elevation, fitted extractor vent, plumbing for washing machine and fitted working surface.

#### Rear Lobby

having obscure Upvc double glazed window to side elevation and store/boiler room containing Worcester condensing combi gas fired central heating boiler.

#### Bedroom One/Reception Room

having double glazed bay window to front elevation, fitted wall light points, coving to ceiling and one central heating radiator.

#### Bedroom Two 3.63m x 3.73m (11'11" x 12'2")

having Upvc double glazed window to rear elevation, one central heating radiator and coving to ceiling.

#### Bedroom Three 3.72m x 3.37m (12'2" x 11'1")

having Upvc double glazed window to side elevation, one central heating radiator and coving to ceiling.

#### Wet Room 2.07m x 1.63m (6'10" x 5'4")

having full tiling complement, shower area, vanity wash basin, heated ladder towel radiator, chrome extractor vent, low intensity spotlights to ceiling and obscure Upvc double glazed window to rear elevation.

#### Guest Cloak Room

having low level wc and obscure Upvc double glazed window to rear elevation.



## Outside

The property stands upon an impressive elevated position and a sweeping tarmac driveway is flanked by lawns to either side with a variety of mature trees. The driveway provides extensive parking and leads to an attached garage with balcony above. To the rear is a pleasant enclosed garden, well screened by fencing and hedgerows and featuring lawns, planting borders, greenhouse and summerhouse.

## 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

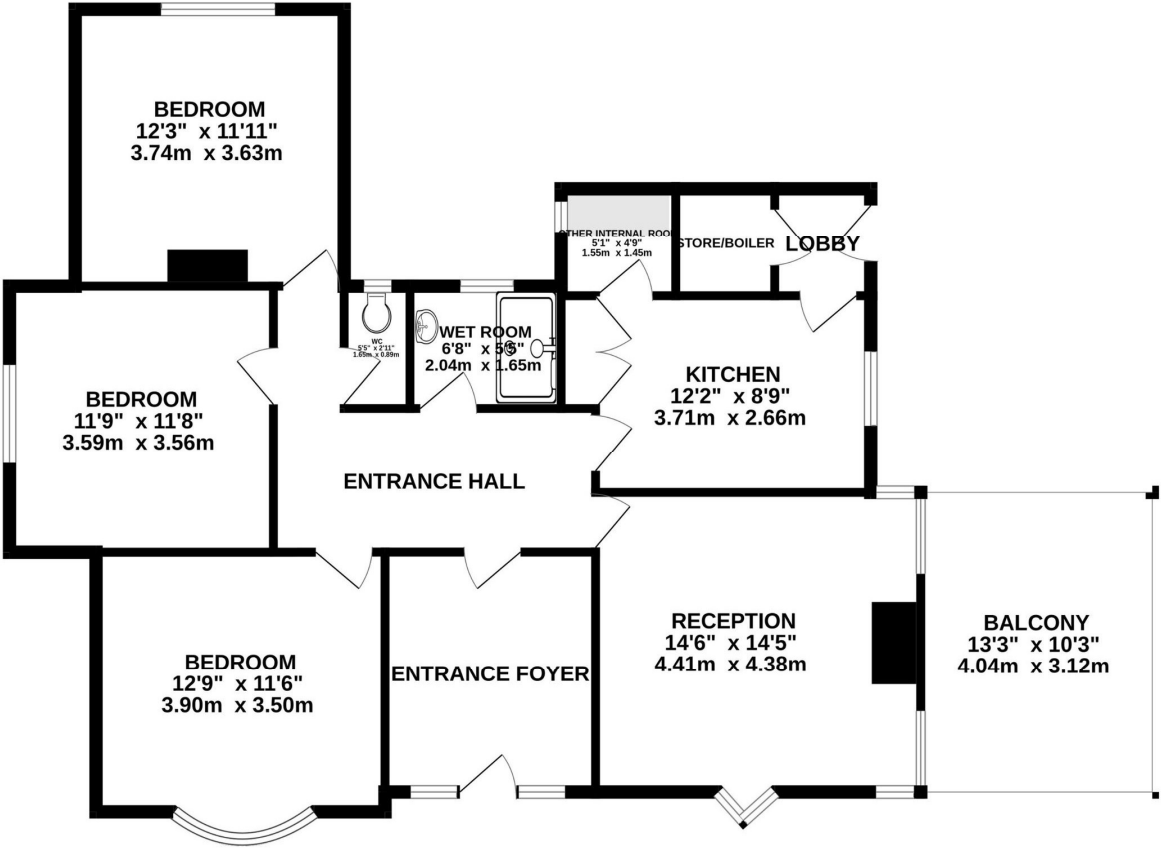
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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.





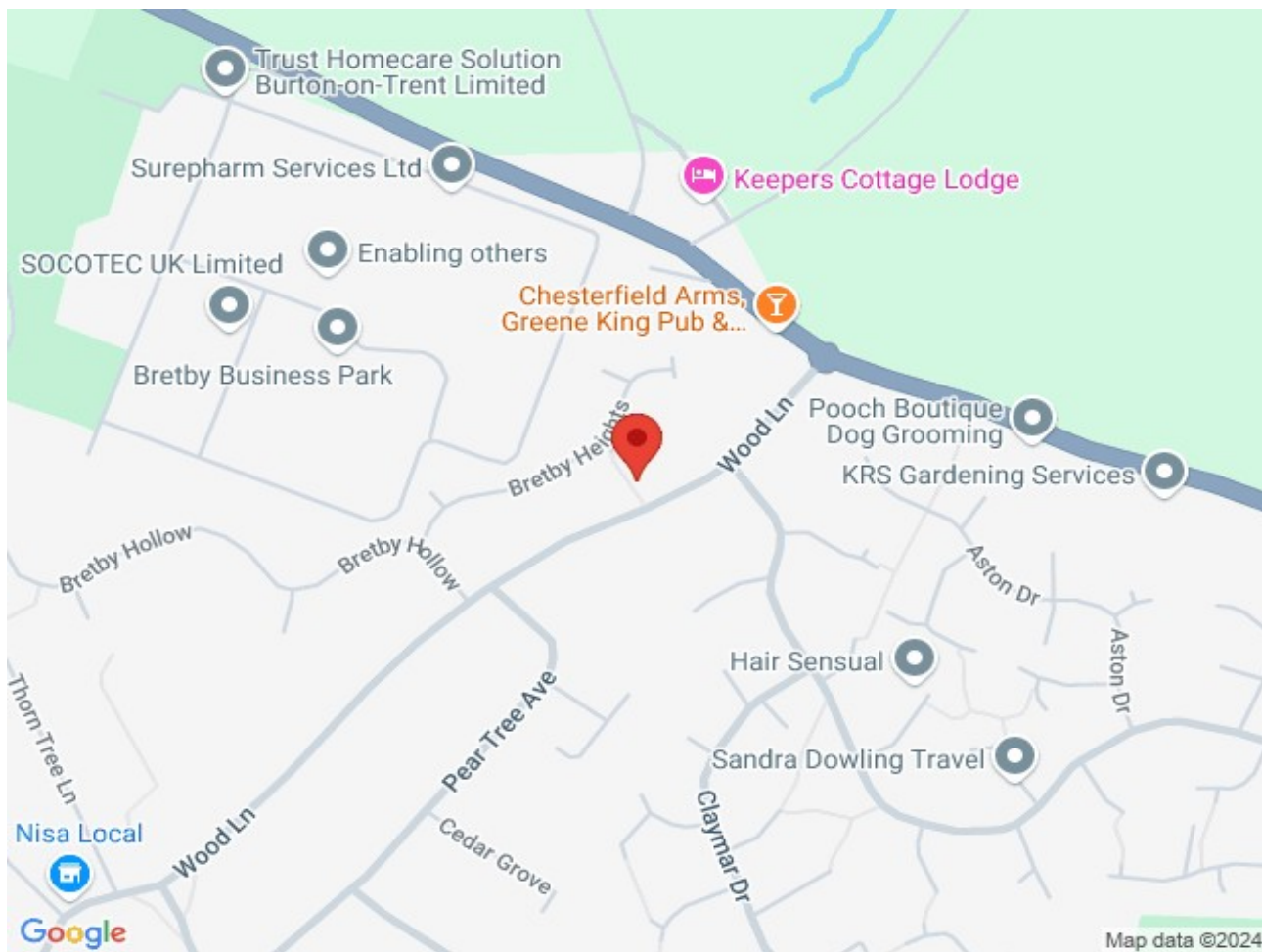


GROUND FLOOR  
1188 sq.ft. (110.4 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.4 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.  
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		