



Main Street, Newhall, Swadlincote,
Derbyshire



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£230,000



Key Features

- Stunning Character Home
- Countryside Views To Front
- High Quality Level Of Specification Throughout
- Three/Four Bedrooms
- Immediate Vacant Possession
- High Quality Fitments Throughout
- EPC rating D
- Freehold





Newton Fallowell are delighted to be able to offer for sale this stunning three storey character home located in a popular and convenient position overlooking open fields to the front. Only be a detailed internal inspection can the quality of this home be fully appreciated which in brief comprises: - stunning kitchen with vaulted ceiling, integrated appliances and skylights, fabulous open plan living room, separate dining area, on the first floor a landing leads to three bedrooms (one being used as a dressing room), sumptuously appointed bathroom and on the second floor a fabulous master bedroom with a bank of Velux skylights and a beautifully appointed en-suite shower room. Outside a driveway and carport to the side of the property provides ample parking and to the rear is a very pleasant enclosed garden with porcelain tiled patio, artificial lawn, seating area, timber store and a timber recreational room with sauna.

Accommodation In Detail

Upvc entrance door with feature visibility light leading to:

Re-Fitted Kitchen 3.44m x 2.55m (11'4" x 8'5")

having a lovely array of Heritage grey base and eye level units with complementary marble effect working surfaces, enamel sink and draining unit with mixer tap over, integrated double oven, five ring gas hob and extractor vent, contemporary central heating radiator, Velux rooflights, Upvc double glazed windows to side and rear elevations, integrated fridge/freezer, wine cooler and washing machine, Herringbone patterned flooring and coving to ceiling.

Fabulous Open Plan Lounge Diner 8.23m x 3.63m (27'0" x 11'11")

featuring:

Sitting Area 4.63m x 3.6m (15'2" x 11'10")

having coving to ceiling, stepped moulded picture rail, period feature fireplace with mantel and integrated electric stove surmounted on stone hearth, half timber panelling to walls, fitted picture light, Upvc double glazed window to side elevation and contemporary vertical central heating radiator.

Dining Area 3.52m x 3.66m (11'6" x 12'0")

having Hive heating control, half timber panelling to walls, feature period style fireplace with tiled backplate and hearth together with inset electric stove fire surmounted on a stone hearth, coving to ceiling, fitted picture rail, centre ceiling rose, U:pvc double glazed window to front elevation, contemporary central heating radiator and low intensity spotlights to ceiling.

Inner Hallway

having feature Upvc double glazed window to front elevation and staircase rising to first floor.

On The First Floor

Impressive Landing

having coving to ceiling, vertical contemporary central heating radiator, fitted smoke alarm and half timber panelling to walls.

Bedroom

having Upvc double glazed window to front elevation, period style central heating radiator, coving to ceiling and fitted picture rail.

Bedroom 1.8m x 2.57m (5'11" x 8'5")

having Upvc double glazed window to rear elevation, one central heating radiator, coving to ceiling, low intensity spotlights to ceiling and access to loft.

Bedroom 2.7m x 1.96m (8'11" x 6'5")

having Upvc double glazed window and fire escape to rear elevation and period style central heating radiator.



Sumptuously Appointed Bathroom

having suite comprising side fill bath with Drenche shower over, vanity wash stand with oval basin and mixer tap, push button wc, obscure Upvc double glazed window to side elevation, coving to ceiling, low intensity spotlights to ceiling, quality fitted laminate flooring, full tiling complement around bath area and charcoal vertical central heating radiator.

On The Second Floor

Stunning Master Bedroom Suite 6.58m x 3.3m (21'7" x 10'10")

having eaves storage space, low intensity spotlights to ceiling, feature fireplace with cast iron ornate detail, contemporary vertical central heating radiator, Upvc double glazed window to rear elevation and a bank of four double glazed Velux rooflights with integrated blinds providing lots of light and overlooking the fields beyond.

En-Suite Shower Room

having suite comprising quadrant shower enclosure, pedestal wash basin, low level wc, full tiling complement to shower area, half tiling to further walls, ceramic tiling to floor, heated towel radiator, low intensity spotlights to ceiling and obscure Upvc double glazed window to rear elevation.

Outside

To the side of the property a driveway and carport provides covered parking. To the rear is a pleasant private garden with porcelain tiled patio and seating areas, artificial lawns, large timber store and further timber recreational room with built-in sauna.



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

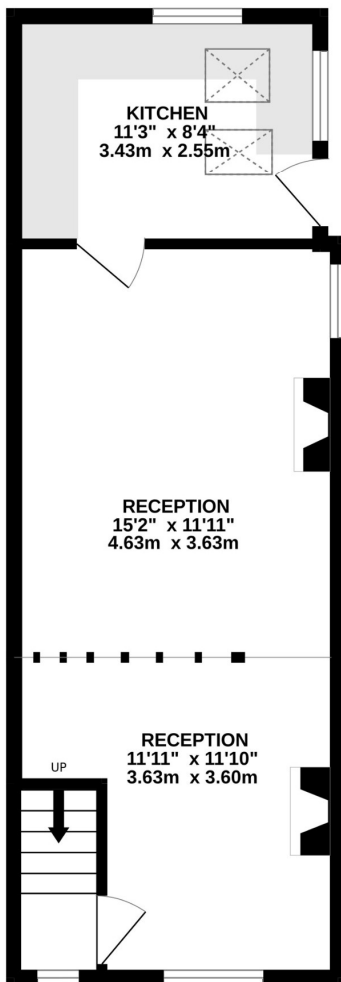
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

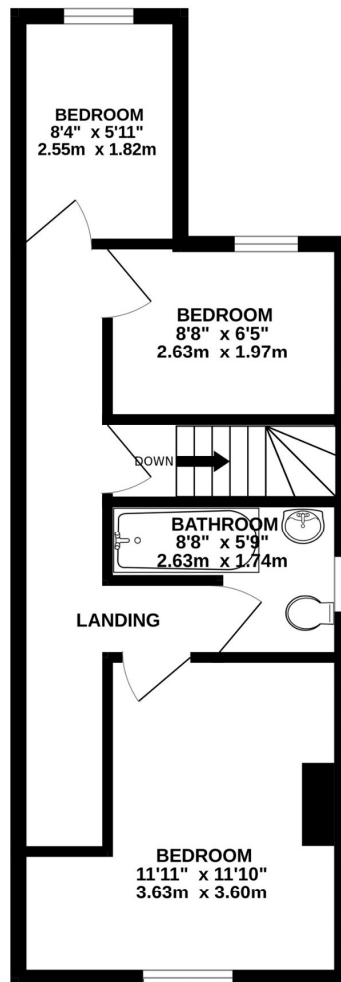
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via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



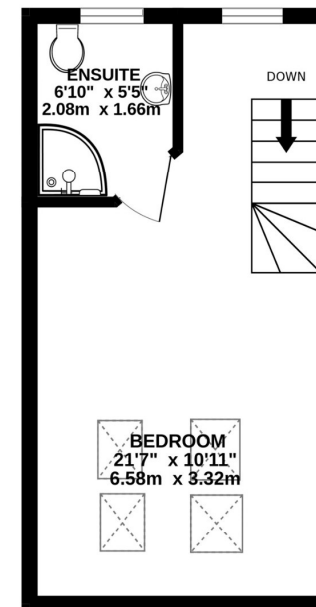
GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



2ND FLOOR
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.7 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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