



196 Wood Lane, Newhall, Derbyshire, DE11 0LY

Asking Price £385,000

An extended and well presented three bedroom detached dormer bungalow occupying a generous plot, offering spacious and highly flexible accommodation ideal for a range of buyers. The property provides well-balanced living space including a generous living room, separate dining room, study, and a modern kitchen opening into a large conservatory overlooking the garden. To the ground floor is a substantial principal bedroom with en-suite, alongside a family bathroom, while the first floor offers two further bedrooms, a shower room, and useful eaves storage.

Externally, the property is equally impressive, approached via a large gated driveway providing ample off-road parking, with a well-maintained and particularly private rear garden featuring a pond, patio seating areas,

58 Market Street, Ashby de la Zouch, Leicestershire LE65 1AN

Telephone 01530 410930

Email ashbyproperty@howkinsandharrison.co.uk

Website howkinsandharrison.co.uk

Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX

LOCATION

Newhall is a popular residential area within Swadlincote, offering a convenient setting with a wide range of everyday amenities close at hand. The property is well positioned for access to Swadlincote town centre, which provides an excellent selection of shops, supermarkets, cafés, restaurants and leisure facilities. The area is well suited to families, benefitting from a variety of local schooling options along with nearby parks and open spaces. In addition, the surrounding South Derbyshire countryside and the nearby National Forest offer a wealth of outdoor and recreational opportunities. Newhall is ideally located for commuters, with good road links to the A444, A511 and A42, providing straightforward access to Burton upon Trent, Ashby-de-la-Zouch, Derby and Leicester, as well as connections to the wider motorway network. East Midlands Airport is also within easy reach, making the location ideal for both local and regional travel.

Travel Distances

Swadlincote – 2 miles
Ashby-de-la-Zouch – 4 miles
Burton upon Trent – 5 miles
Derby – 14 miles
Leicester – 20 miles
East Midlands Airport – 12 miles

ACCOMMODATION DETAILS - GROUND FLOOR

The property is entered via the front door into a central hallway, which provides access to the principal ground floor rooms. To the left, double doors lead into a separate dining room with a bay window to the front elevation. Continuing through the hallway, the living room is located to the rear, forming a particularly generous reception space with French doors opening out onto the garden. Double opening doors lead through into the conservatory, creating a seamless flow of living space.

The conservatory enjoys a pleasant outlook over the rear garden and is open plan to the kitchen, forming a bright and sociable hub of the home. The kitchen is well fitted with a range of units and provides access through to a useful utility room, offering additional storage and a door to the rear garden. Off the utility, a separate study is accessed, featuring windows to both the front and side elevations and providing a private and versatile space ideal for home working.

Returning to the hallway, the 18ft principal bedroom is situated on the front elevation, benefitting from fitted wardrobes and an en-suite shower room. Finally, the family bathroom completes the ground floor.

FIRST FLOOR

Stairs rise to the first floor, where there are two further bedrooms, a shower room, and useful eaves storage.

OUTSIDE

Externally, the property is approached via a large gated driveway providing ample off-road parking. The rear garden is a standout feature, being mainly laid to lawn with mature planting, a pond, and patio seating areas, offering a high degree of privacy and an excellent space for outdoor living.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel:01530-410930 Option 1

Local Authority

South Derbyshire District Council - Tel::01283-595795

Council Tax

Band - D

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession

The property is freehold with vacant possession being given on completion

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity, which are connected to the property. The central heating is gas fired and broadband is available.

Floorplan

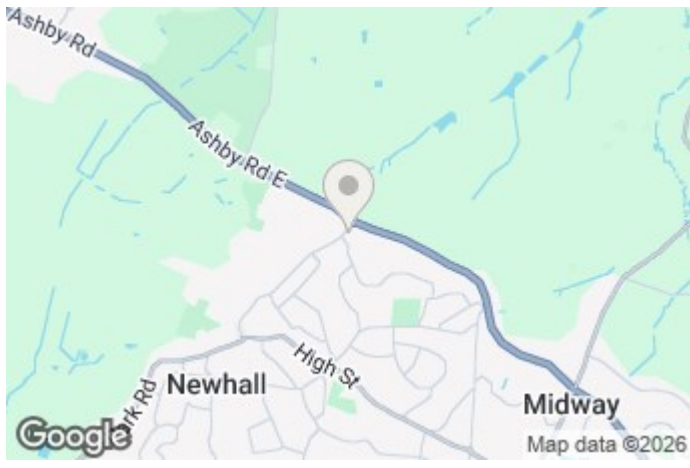
Howkins & Harrison prepare these plans for reference only. They are not to scale.

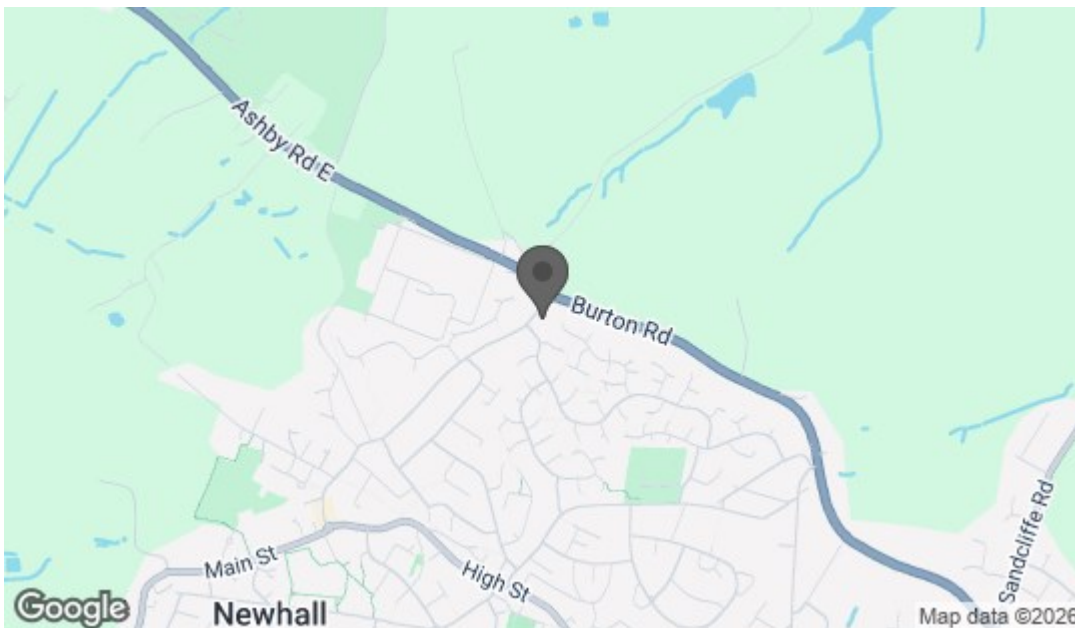
Additional Services

Do you have a house to sell? Howkins and Harrison offer a professional service to home owners throughout the Midlands region. Call us today for a Free Valuation and details of our services with no obligation whatsoever.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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