



Henley Grove, Swadlincote, Derbyshire



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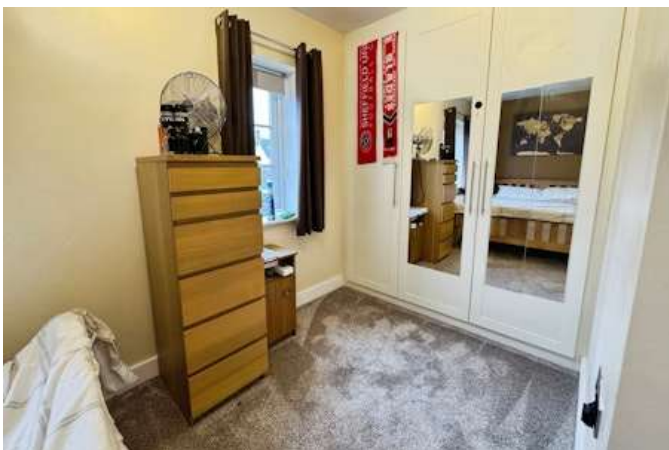
£215,000



## Key Features

- Mid Town House
- Three Bedrooms
- Master With Jack & Jill En-Suite
- Dining Kitchen
- Two Parking Spaces
- Desirable Modern Residential Estate
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented three bedroomed mid town house on the desirable Church Gresley Estate. Situated in a quiet location and having two off road parking spaces the property is ideal for any first time buyer or young family looking to purchase in this area. In brief the accommodation comprises: - entrance hall, lounge, dining kitchen, guest cloak room and on the first floor a landing leads to three bedrooms and the Jack & Jill bathroom. Viewings are highly recommended.

### Accommodation In Detail

Upvc entrance door leading to:

#### Entrance Hall

having staircase rising to first floor, space for coats and shoes, wood effect laminate flooring and one central heating radiator.

#### Lounge 3.66m x 4.51m (12'0" x 14'10")

having thermostat for central heating, media points, carpet to floor, two central heating radiator, Upvc double glazed bay window to front elevation and double doors leading through to:

#### Dining Kitchen 4.65m x 3.36m (15'4" x 11'0")

having range of base and wall mounted units, wood effect laminate work surface, stainless steel sink and drainer with chrome mixer tap, integrated fridge, freezer and dishwasher, electric oven, four ring gas hob with extractor over and stainless steel splashback, space for washing machine, integrated Neff microwave, controls for hot water cylinder and heating, plinth electric blower, built-in understairs storage cupboard, wood effect vinyl Herringbone patterned flooring, one central heating radiator, Upvc double glazed window to rear elevation and Upvc double glazed patio doors to rear.

#### Guest Cloak Room 0.9m x 2.06m (3'0" x 6'10")

having low level wc, space saving wall hung wash basin with chrome mixer tap, tiled splashback, extractor fan, wood effect vinyl Herringbone patterned flooring and one central heating radiator.

### On The First Floor

#### Landing

having access to loft space, carpet to floor and built-in storage cupboard housing hot water cylinder.

#### Master Bedroom 4.65m x 2.78m (15'4" x 9'1")

having built-in triple wardrobe, carpet to floor, one central heating radiator, two Upvc double glazed windows to rear elevation and door way leading to 'Jack & Jill' bathroom/en-suite.

#### Bedroom Two 2.4m x 3.5m (7'11" x 11'6")

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

#### Bedroom Three 2.16m x 2.08m (7'1" x 6'10")

having built-in overstairs storage cupboard, carpet to floor, one central heating radiator and Upvc double glazed window to front elevation.

#### Jack & Jill Bathroom 2.55m x 2.43m (8'5" x 8'0")

having low level wc, pedestal wash basin with chrome mixer tap, bath with chrome mixer tap and fittings, walk-in shower cubicle with glass hinged door and chrome thermostatic shower over, full tiling to wet areas, tiling to floor, extractor fan and one central heating radiator.





### Outside

To the rear of the property is an enclosed garden with a paved patio area for entertaining, space for a good sized garden shed, a pathway leads to a rear gate which leads to two parking spaces. To the front is a low maintenance fore garden with a paved pathway and steps to front door.

### 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.

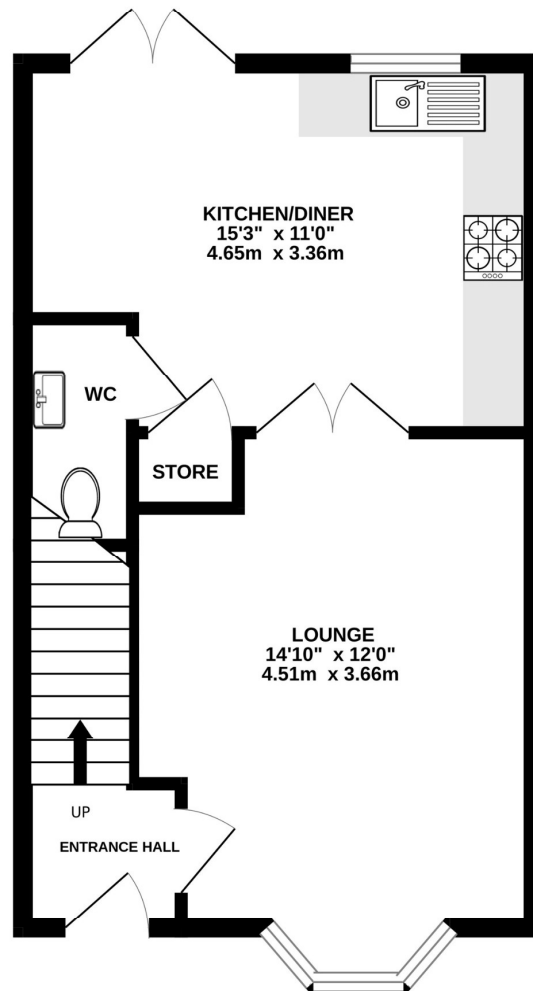




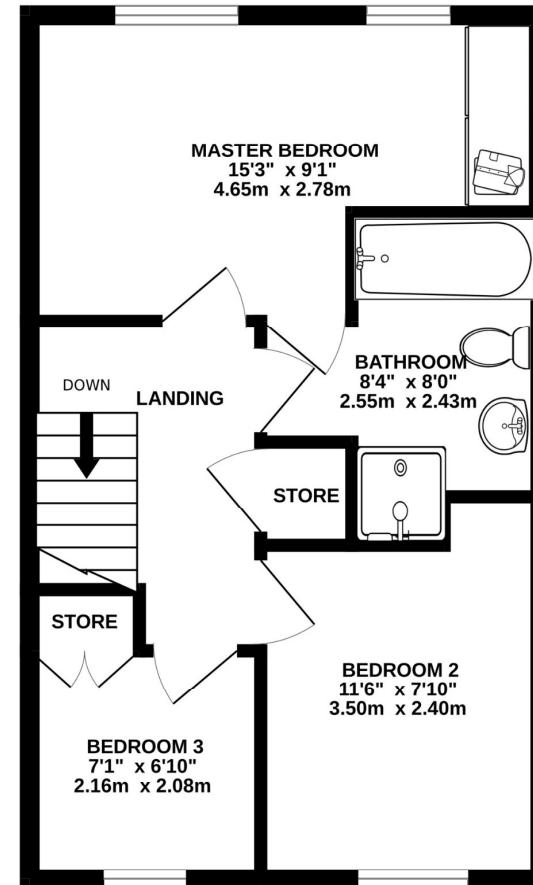




GROUND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.

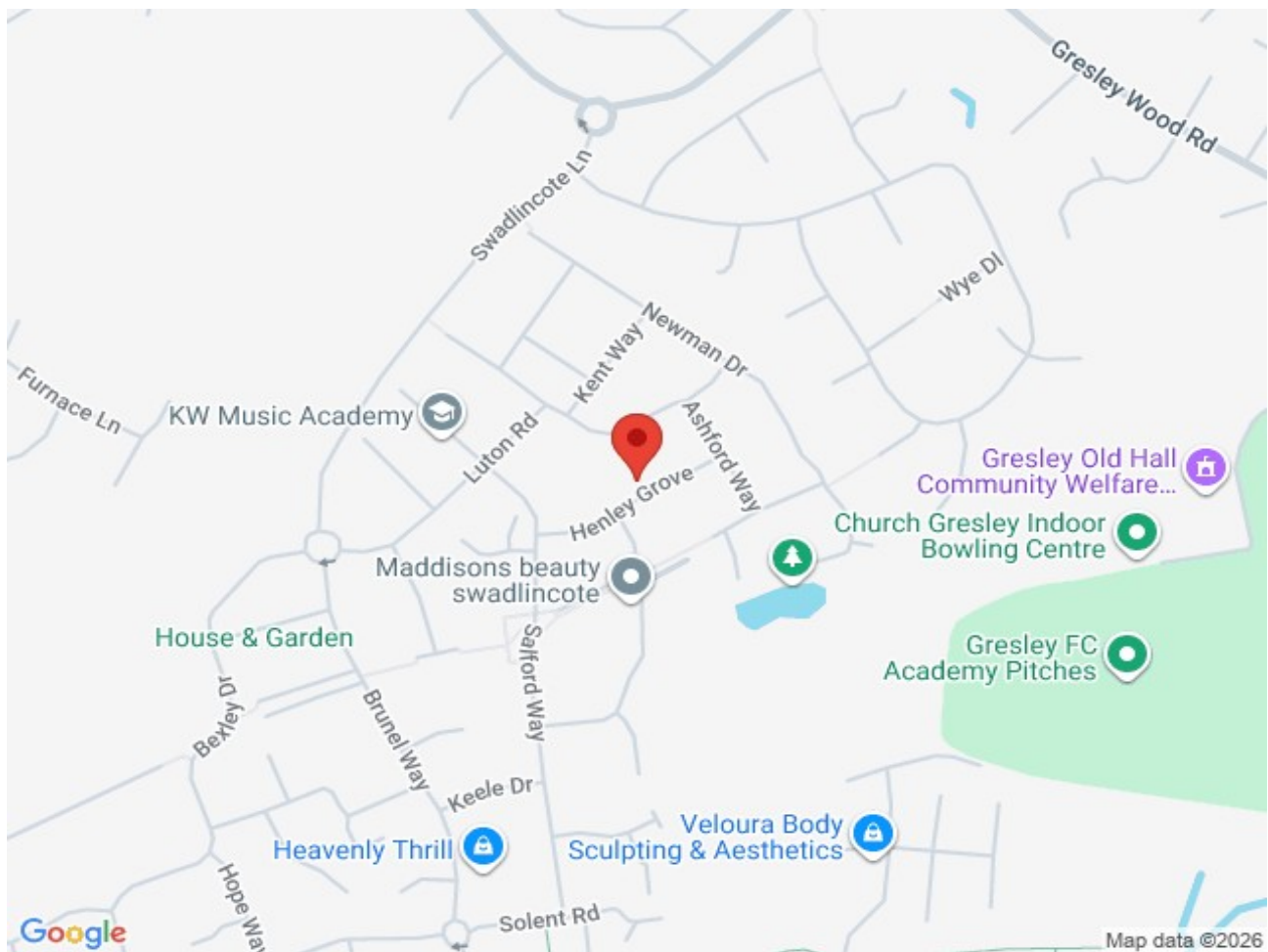


1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC