



Laburnum Road, Newhall, Swadlincote, DE11

£199,950

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Cadley Cauldwell are delighted to present this **spacious three-bedroom semi-detached home**, available with **no onward chain**. It is situated on a pleasant street in Newhall, Swadlincote, offering comfortable living with excellent amenities nearby.

A large, light porch provides an ideal entrance. The expansive Lounge Diner offers a versatile space for both relaxation and dining, featuring patio doors that open directly to the rear garden. The stairs lead up from the lounge with a convenient understairs cupboard. The well-appointed Kitchen is designed for practicality and efficiency.

Ascending to the first floor, you will find three comfortable bedrooms. Bedroom One benefits from practical built-in wardrobes. Bedroom Two offers adaptable space, and Bedroom Three provides further flexibility for various family needs. The Family Bathroom is a good size and serves the bedrooms.

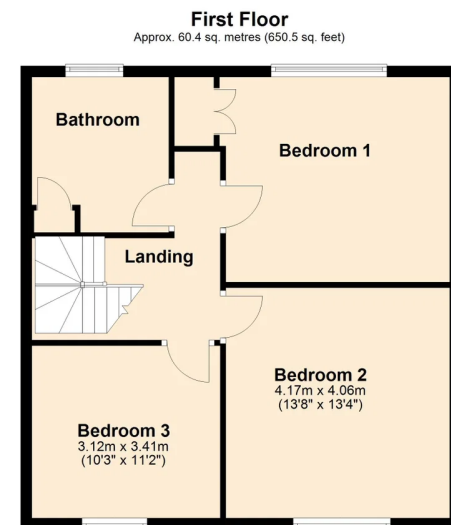
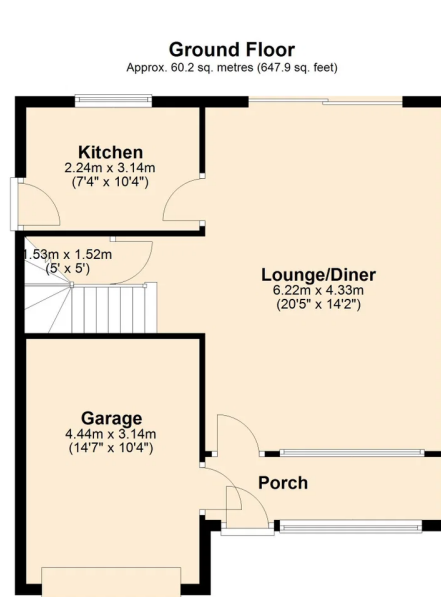
Externally, the property boasts a generous driveway to the front, providing off-street parking for several vehicles and leading to a single integral garage. The enclosed rear garden has been thoughtfully landscaped, featuring an area laid to lawn, two patio areas perfect for outdoor entertaining, a shed for storage, a gravelled area, and mature hedging providing a pleasant backdrop.

Located in Newhall, this home is well-placed for easy access to bus routes, local schools, and a variety of amenities. The property benefits from double glazing and gas central heating throughout.

Council Tax Band: B/EPC Rating: C/Freehold

Early viewing is advised to appreciate the space and potential this lovely home offers. Contact CADLEY CAULDWELL on 01283 217251 to arrange your viewing today!





Total area: approx. 120.6 sq. metres (1298.4 sq. feet)



Cadley Cauldwell

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