



Leawood Road Midway DE11
Swadlincote

£239,950

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Offering great potential in a popular residential location, this **three-bedroom semi-detached property** in DE11 7PN is available with no onward chain, providing an excellent opportunity for customisation. With off-street parking for several vehicles and a large garden, this home is ready for its next chapter.

Accessed via a convenient Covered External Porch, you are welcomed into a spacious Entrance Hall, which includes a practical Understairs Cupboard/Pantry for additional storage.

The Kitchen offers a functional space for culinary activities. A Rear Lobby leads to a separate WC on the ground floor, adding to the home's practicality. The Living Room provides a generous area for relaxation, while a separate Dining Room offers an ideal setting for meals and entertaining.

Ascending the Stairs & Landing, you will find three well-proportioned Bedrooms. Bedroom 1 and Bedroom 2 offer comfortable spaces, while Bedroom 3 provides versatility. These are complemented by a Family Bathroom.

To the front, a forecourt area features a lawn with miscellaneous shrubs and decorative gravel, alongside a driveway providing ample off-street parking for several vehicles. The enclosed rear garden includes a paved patio/seating area, a wooden storage shed, and a lawned area with miscellaneous shrubs, perfect for outdoor enjoyment.

This property presents a fantastic opportunity for those looking to create their ideal home in a desirable area. Its potential for improvement and updating, combined with its popular location, make it a compelling choice.

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

Early viewing is highly recommended to appreciate the full potential this property has to offer.

Covered External Porch - 0.38m x 1.88m (1'3" x 6'2")

Entrance Hall - 4.34m x 1.96m (14'3" x 6'5")

Understairs Cupboard / Pantry - 1.6m x 0.74m (5'3" x 2'5")

Kitchen - 3.84m x 2.31m (12'7" x 7'7")

Rear Lobby - 1.47m x 1.14m (4'10" x 3'9")

WC - 1.47m x 0.89m (4'10" x 2'11")

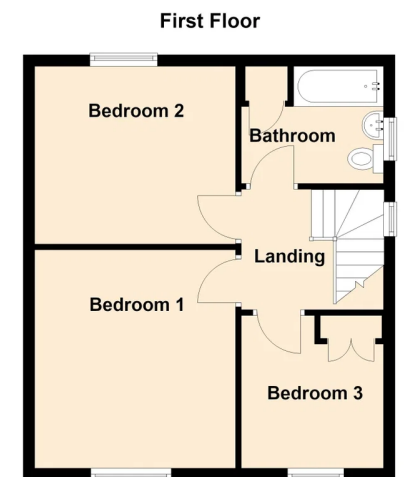
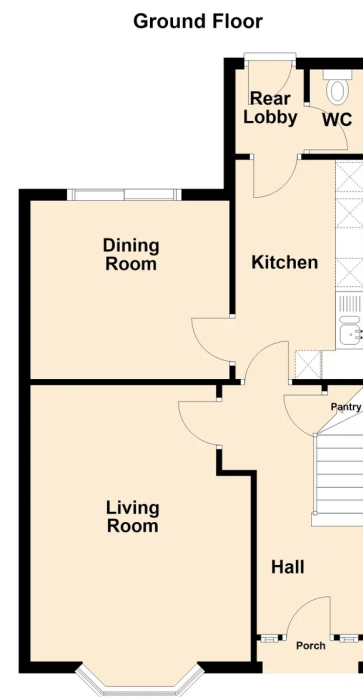
Living Room - 4.34m x 3.84m (14'3" x 12'7")

Dining Room - 3.12m x 3.48m (10'3" x 11'5")

Stairs & Landing - 2.11m x 2.31m (6'11" x 7'7")

Bedroom 1 - 3.81m x 3.51m (12'6" x 11'6")







Cadley Cauldwell

19 High Street, Swadlincote, Derbyshire

01283 217251

enquiries@cadleycauldwell.co.uk
<https://www.cadleycauldwell.co.uk/>