



South Lodge Mews, Midway,
Swadlincote, Derbyshire



3



2



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£210,000



Key Features

- Semi Detached Home
- Three Double Bedrooms
- Master Bedroom With En-Suite
- No Upward Chain
- Off Road Parking
- Fully Enclosed Rear Garden
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well proportioned modern three bedroomed semi detached home being offered to the market with no upward chain and immediate vacant possession. Benefiting from off road parking, enclosed rear garden, well proportioned bedrooms and a desirable location this property is ideal for any first time buyer, family or investor looking to purchase a property in this area. In brief the accommodation comprises: - entrance hall, lounge/diner, kitchen and guest cloak room. On the first floor a landing leads to the master bedroom with en-suite, third bedroom with built-in wardrobes and family bathroom and on the second floor is an extra large second bedroom with an abundance of storage. Viewings are highly recommended.

Accommodation In Detail

Upvc double glazed door leading to:

Entrance Hall

having staircase rising to first floor, built-in storage cupboard housing hot water cylinder and provides storage, thermostat for central heating, wood effect laminate flooring and one central heating radiator.

Kitchen 1.82m x 3.55m (6'0" x 11'7")

having range of base and wall mounted units, wood effect laminate working surface, stainless steel sink and drainer with chrome mixer tap, four ring gas hob with extractor over, integrated single electric oven, space for washing machine, dishwasher and fridge/freezer, cupboard housing gas fired central heating boiler tiling to floor, one central heating radiator and Upvc double glazed window to front elevation.

Guest Cloak Room 0.92m x 1.71m (3'0" x 5'7")

having low level wc, pedestal wash basin with chrome taps and tiled splashback, consumer unit for electrics, tiling to floor, one central heating radiator and frosted Upvc double glazed window to front elevation.

Lounge/Diner 3.94m x 4.78m (12'11" x 15'8")

having media points, wood effect laminate flooring, two central heating radiators, two Upvc double glazed windows to rear elevation and Upvc double glazed patio doors to rear.

On The First Floor

Landing

having carpet to floor, staircase rising to second floor and one central heating radiator.

Master Bedroom 3.94m x 3.24m (12'11" x 10'7")

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

En-Suite 1.7m x 1.7m (5'7" x 5'7")

having low level wc, pedestal wash basin with chrome taps, walk-in shower cubicle with chrome thermostatic shower over, extractor fan, tiling effect vinyl flooring and heated towel radiator.

Bedroom Three 2.94m x 2.36m (9'7" x 7'8")

having built-in double wardrobe with glass mirrored sliding doors, carpet to floor, one central heating radiator and two Upvc double glazed windows to front elevation.

Bathroom 1.7m x 2.26m (5'7" x 7'5")

having low level wc, pedestal wash basin with chrome taps, bath with chrome taps, half height tiling to walls, extractor fan, tile effect vinyl flooring and heated towel radiator.



On The Second Floor

Landing

having carpet to floor.

Bedroom Two 3.94m x 6m (12'11" x 19'8")

(with restricted head height) having carpet to floor, one central heating radiator, Upvc double glazed window to rear elevation with countryside views and large built-in storage cupboard (3.94m x 1.06m) providing plenty of storage.

Outside

To the rear is a good sized fully enclosed garden with a good sized paved patio area ideal for entertaining, paved path leading to a rear gate and the rest of the garden is mainly laid to lawn. There is a parking space to the rear and there is a courtyard style garden with paved path leading to the front door and a small lawned area.



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

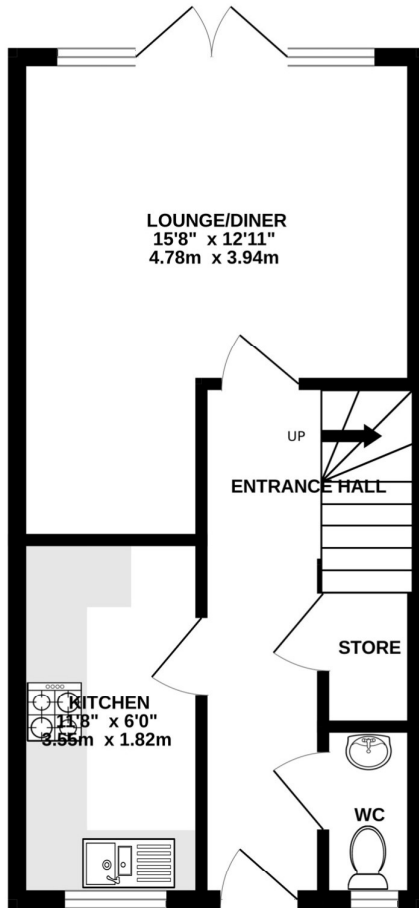
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

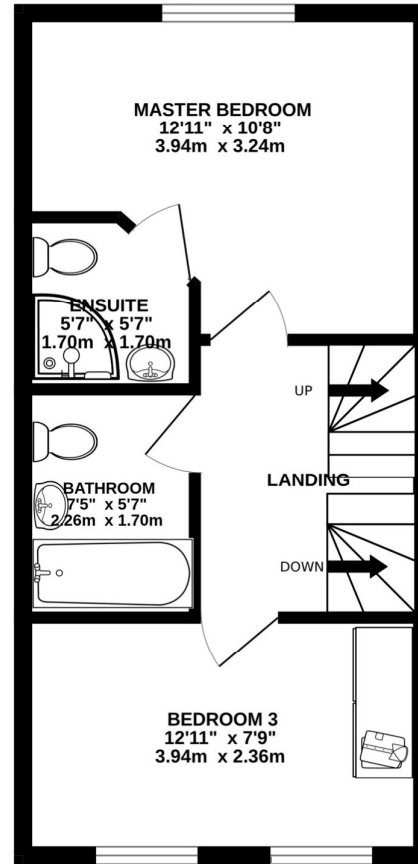
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via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



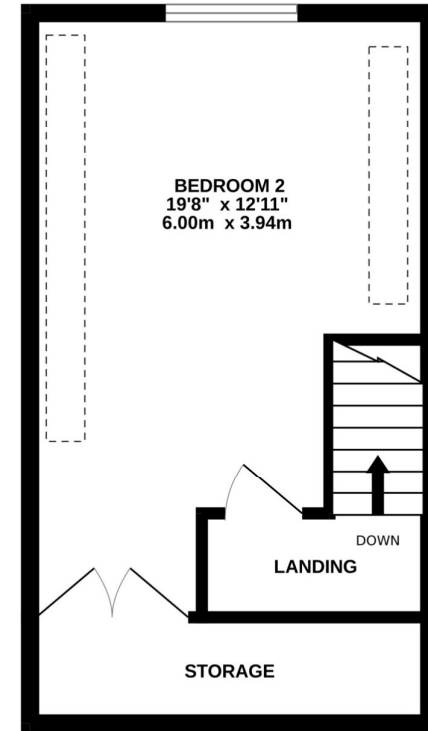
GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



2ND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.3 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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