



The Leys, Newhall, Swadlincote,  
Derbyshire



4



2



1

£325,000



## Key Features

- Detached Home
- Four Double Bedrooms
- Pleasant & Convenient Location
- Upvc Double Glazing & Gas Fired Central Heating
- Immediate Vacant Possession
- High Quality Internal Specification
- EPC rating B
- Freehold





Situated in this popular and convenient position this beautifully presented modern four bedroomed detached family home is worthy of an internal inspection to appreciate the standard and size of accommodation on offer. The vacant home provides ample family living space and in brief comprises: - open canopied entrance, impressive entrance hall, guest cloak room, large lounge diner, beautifully fitted kitchen and on the first floor a landing leads to the master bedroom with en-suite, three further double bedrooms and family bathroom. Outside to the front is a sweeping block paved driveway providing parking for two vehicles and leading to the garage. To the rear is a pleasant enclosed garden with Rivened patio, shaped lawn and is well screened by timber fencing.

#### Accommodation In Detail

##### Open Canopied Entrance

having composite Upvc entrance door with double glazed visibility light leading to:

##### Impressive Entrance Hall

having Rivened ceramic tiling to floor, two central heating radiators, low intensity spotlights to ceiling, fitted smoke alarm, useful understairs storage cupboard, staircase rising to first floor and courtesy access door to garage.

##### Guest Cloak Room

having low level wc, vanity wash basin, ceramic tiling to floor, one central heating radiator, low intensity spotlights to ceiling, fitted extractor vent and obscure Upvc double glazed window to side elevation.

##### Fabulous Open Plan Lounge Diner

having Upvc double glazed window to rear elevation, Upvc double glazed French doors leading out to the rear patio, feature plasma style electric wall mounted fire and two central heating radiators.

##### Beautifully Fitted Kitchen 2.67m x 3.33m (8'10" x 10'11")

having a lovely array of light grey woodgrain effect base and eye level units with complementary rolled edged working surfaces, four ring gas hob with electric oven under and extractor over, Rivened ceramic tiling to floor, stainless steel sink and draining unit, plumbing for washing machine, integrated dishwasher, low intensity spotlights to ceiling, fitted smoke alarm, one central heating radiator and Upvc double glazed window to front elevation.

#### On The First Floor

##### Landing

having low intensity spotlights to ceiling, access to loft and one central heating radiator.

##### Master Bedroom

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

##### En-Suite Shower Room

having over-sized shower enclosure with thermostatically controlled shower, pedestal wash basin, low level wc, half tiling complement to walls, full tiling to shower area, ceramic tiling to floor, obscure Upvc double glazed window to side elevation, low intensity spotlights to ceiling, fitted extractor vent and heated chrome ladder towel radiator.

##### Bedroom Two 2.9m x 4.48m (9'6" x 14'8")

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

##### Bedroom Three 3.8m x 2.9m (12'6" x 9'6")

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

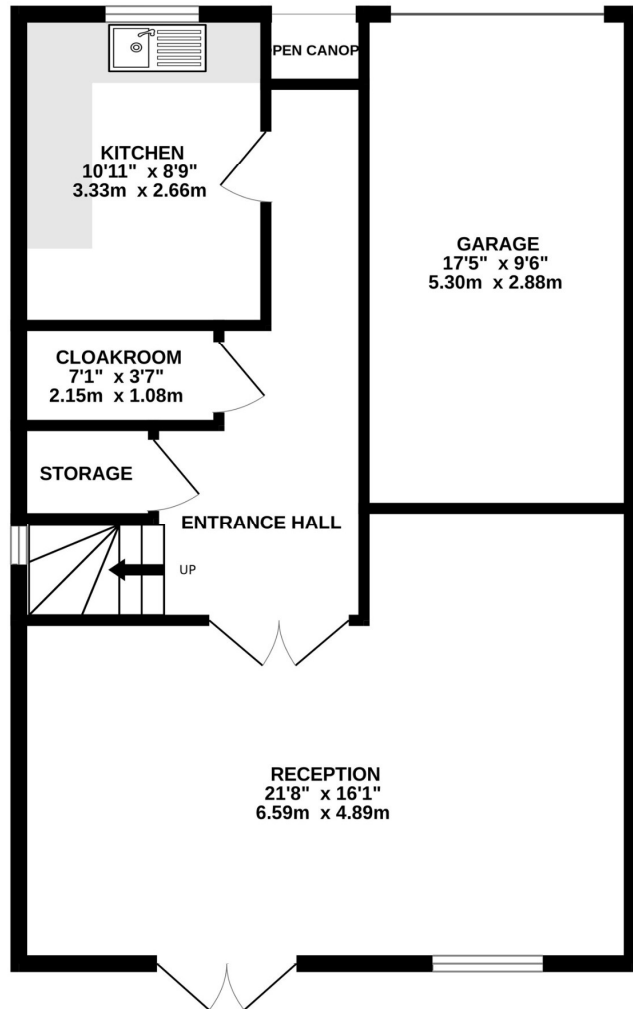
##### Bedroom Four 3.58m x 2.3m (11'8" x 7'6")

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

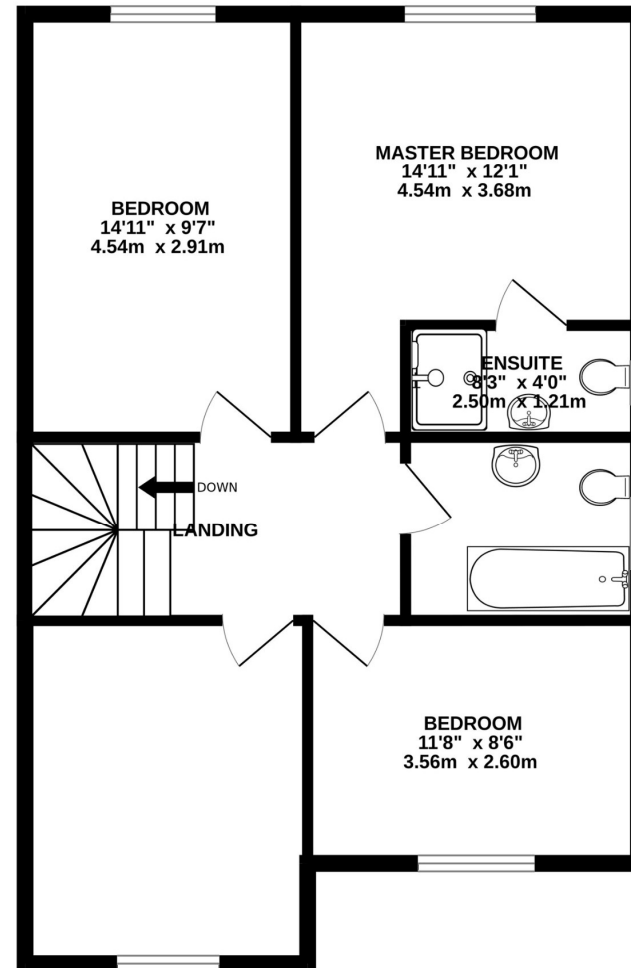
##### Family Bathroom

having modern white suite comprising panelled bath with mixer taps and thermostatically controlled shower over together with glass and chrome screen, pedestal wash basin, low level wc, ceramic tiling to floor, half tiling complement to walls, full tiling to bath area, heated chrome ladder towel radiator, obscure Upvc double glazed window to side elevation and fitted shaver point.

GROUND FLOOR  
724 sq.ft. (67.2 sq.m.) approx.



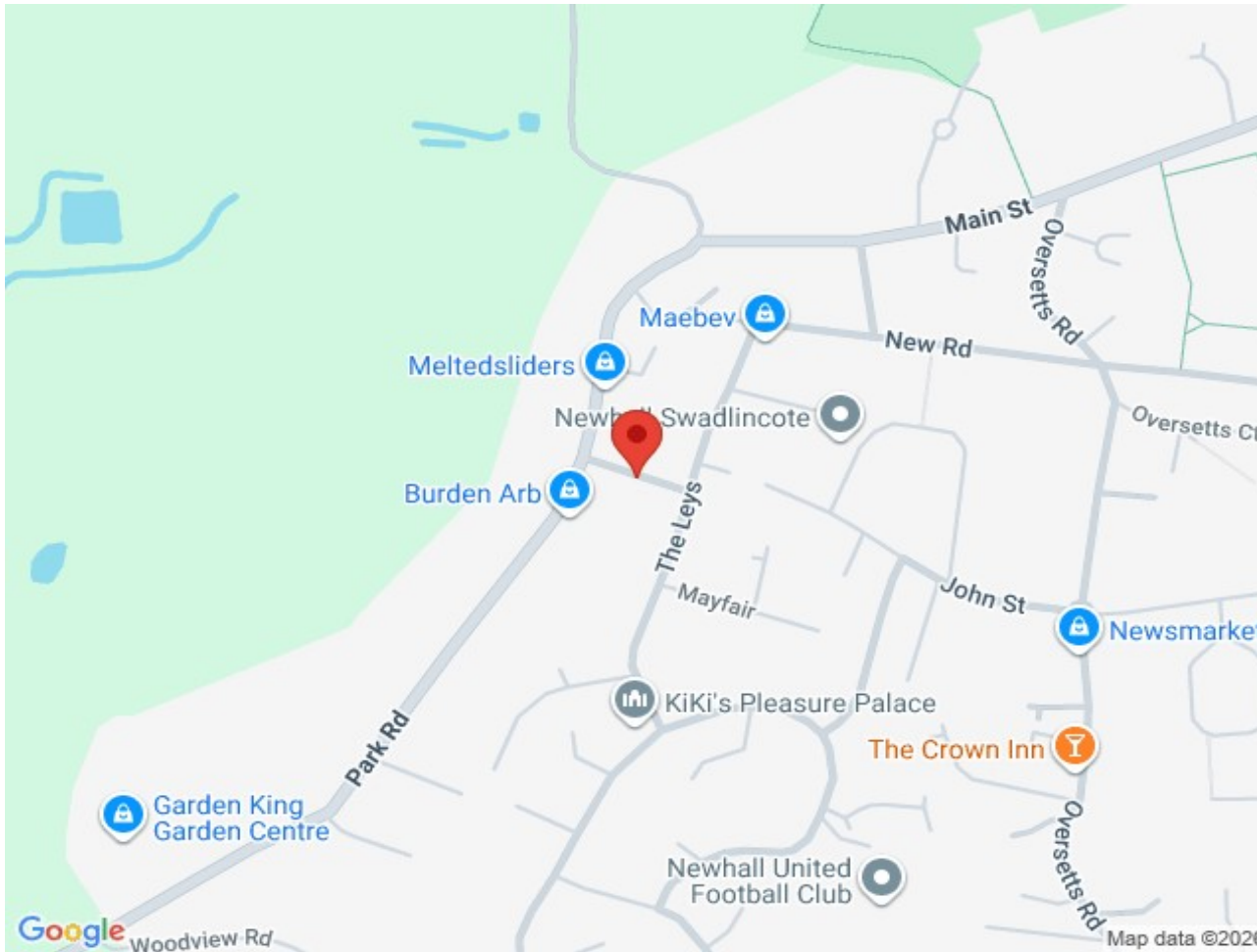
1ST FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.6 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.

Made with Metropix ©2026



#### Outside

A double width block paved driveway provides ample parking, there is a small lawned for garden. To the rear is a very pleasant enclosed garden screened well be timber fencing and featuring a good sized patio area, shaped lawns and herbaceous borders. The garden being well screened by timber fencing.

#### Garage 2.44m x 5.23m (8'0" x 17'2")

having up and over door, electric light, power and wall mounted condensing combi gas fired central heating boiler.

#### 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.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

www.harpisurveyors.co.uk

