



Rose Tree Lane, Newhall, Swadlincote, DE11 0LN

Nicholas
Humphreys

£175,000

A modern two double bedroom semi-detached home situated in a popular location in Newhall, just outside Swadlincote. The property is set back from the road with a block-paved driveway and offers well-presented accommodation including entrance hall, guest cloakroom, fitted kitchen and a spacious rear lounge diner with patio doors opening onto the garden.

To the first floor are two generously sized double bedrooms and a family bathroom. Outside is an enclosed low-maintenance rear garden with patio and decking. Offered for sale with no upward chain, ideal for first-time buyers, investors or small families.



The Accommodation

A modern semi-detached property situated along Rose Tree Lane in Newhall, just outside the town of Swadlincote. Set back from the road behind a block-paved driveway, this well-presented home offers ideal accommodation for the first-time buyer, young family or investor, and is offered for sale with no upward chain.

The accommodation begins with an entrance door leading through to the entrance hall, with radiator and tiled flooring continuing through to the kitchen and ground-floor guest cloakroom. The guest cloakroom is fitted with a low-level WC, hand wash basin, UPVC double-glazed window and a useful built-in storage cupboard. The kitchen is positioned on the front aspect and offers a selection of fitted base units and eye-level wall cupboards, together with a built-in oven, four-ring gas hob with extractor hood above and free-standing appliance spaces. There is also a concealed gas-fired combination boiler supplying the domestic hot water and central heating system, double radiator and a UPVC double-glazed window. A door leads through to the rear lounge diner.

Positioned across the rear aspect of the home, the lounge diner provides a comfortable living and entertaining space, with laminate flooring, two double radiators, a useful below-stairs storage cupboard and staircase rising to the first-floor accommodation. A UPVC double-glazed sliding patio door opens out onto the rear garden and allows plenty of natural light into the room.

To the first floor, the landing gives access to two generously proportioned double bedrooms and the family bathroom. The master bedroom is positioned on the front aspect and benefits from a useful built-in double wardrobe, UPVC double-glazed window and radiator. The second bedroom enjoys a rear aspect overlooking the garden and also features built-in wardrobes, UPVC double-glazed window and radiator. The central bathroom is fitted with a three-piece white suite comprising low-level WC, hand wash basin and panel bath with thermostatic shower above, fitted glass shower screen, radiator and shaver point.

Outside, the property enjoys an enclosed low-maintenance rear garden with paved patio, decking area and fenced boundaries, together with gated side access leading to the front of the home. Early internal viewing is highly recommended and strictly by appointment only.

Hallway

Guest Cloakroom

Kitchen

4.06m x 2.57m (13'4 x 8'5)

Lounge Diner

7.49m x 3.91m max (24'7 x 12'10 max)

Bedroom One

3.89m max x 3.15m to wardrobe (12'9 max x 10'4 to wardrobe)

Bedroom Two

3.15m to wardrobe x 2.67m max (10'4 to wardrobe x 8'9 max)

Bathroom

2.49m x 1.85m (8'2 x 6'1)

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: B

Local Authority: South Derbyshire Borough Council

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile

signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Useful Websites: www.gov.uk/government/organisations/environment-agency

An on-site management fee may apply to all modern or new developments.

Anti-Money Laundering (AML) Requirements

In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via "Thirdfort" and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.

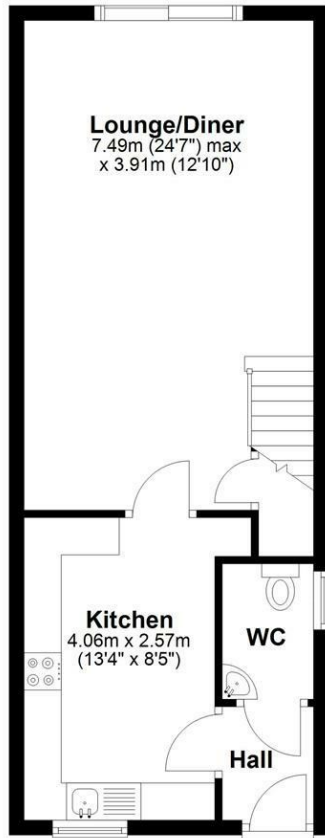
Please ensure you have viewed the agent's full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.

The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change

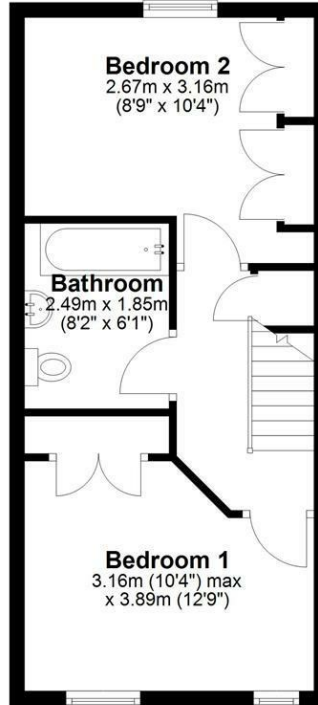




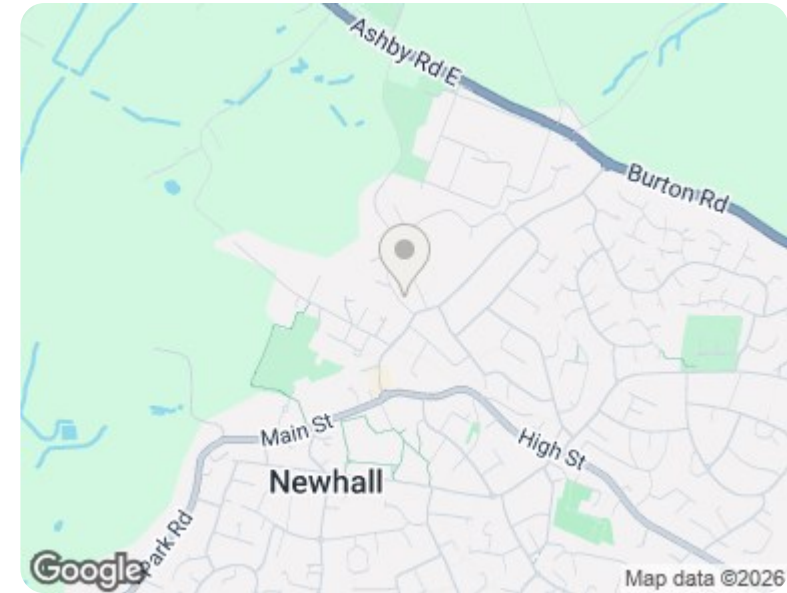
Ground Floor



First Floor



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Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home maybe required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

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