



Meadow Lane, Newhall, Swadlincote,
Derbyshire



3



2



2

£225,000



Key Features

- Semi Detached Home
- Three Bedrooms
- Good Residential Location
- Master With En-Suite
- Living Dining Kitchen
- Large Second Bedrooms
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented, extended, three bedroomed semi detached home in this sought after residential estate in Newhall. Located close to all amenities and Schools this property is ideal for any family looking for this location. In brief the accommodation comprises: - large entrance hall, utility/wc, lounge, living dining kitchen and on the first floor a landing leads to the master bedroom with en-suite, two further bedrooms and family bathroom. Externally the property benefits from large block paved driveway, security gates and a well landscaped low maintenance rear garden. Viewings are highly recommended.

Accommodation In Detail

Frosted Upvc double glazed door with side panels leading to:

Large Entrance Hall 1.99m x 3.93m (6'6" x 12'11")

having staircase rising to first floor, thermostat for central heating, ring home security system, one central heating radiator and wood effect laminate flooring.

Utility/Guest Cloak Room 1.88m x 2.24m (6'2" x 7'4")

having range of base and wall mounted units, wood effect laminate work surface, stainless steel circular sink with mixer tap, space for washing machine and tumble dryer, low level wc, electric and gas meters, half height tiling and tile effect vinyl flooring.

Lounge 4.58m x 3.19m (15'0" x 10'6")

having feature fireplace with oak beam and slate hearth, built-in storage cupboards and shelving, media points, feature panelling to walls, neutral carpet, one central heating radiator and Upvc double glazed bow window to front elevation.

Living Dining Kitchen

featuring:

Kitchen Area 2.7m x 4.58m (8'11" x 15'0")

having range of base and wall mounted units, wood effect laminate working surface, stainless steel sink and drainer with chrome mixer tap, four ring electric hob with extractor over, electric single oven, space for dishwasher and American style fridge/freezer, metro tiled splashback, under counter lighting, built-in understairs storage cupboard, consumer unit for electrics, one central heating radiator and opening leading to:

Dining Lounge Area 6.26m x 3.28m (20'6" x 10'10")

having wood effect laminate breakfast bar, one central heating radiator, array of Upvc double glazed windows to rear elevation and Upvc double glazed French doors to rear.

On The First Floor

Landing

having access to loft space via drop down ladder (the loft is partially boarded) and one central heating radiator.

Master Bedroom 4.94m x 3.26m (16'2" x 10'8")

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

En-Suite 3.04m x 1.32m (10'0" x 4'4")

having low level wc with hidden cistern and chrome flush, vanity wash basin with chrome mixer tap, fully enclosed walk-in shower cubicle with glass and chrome door and thermostatic chrome shower, extractor fan, light-up mirror with shaver point, tiling around toilet and shower and tile effect vinyl flooring.

Bedroom Two 4.97m x 2.7m (16'4" x 8'11")

having built-in overstairs storage cupboard which houses the Worcester Bosch combination boiler, one central heating radiator and Upvc double glazed window to rear elevation.

Bedroom Three 1.83m x 2.35m (6'0" x 7'8")

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



Family Bathroom 1.77m x 1.72m (5'10" x 5'7")

having low level wc, vanity wash basin with chrome mixer tap, bath with chrome fittings, full tiling around bath, wood effect vinyl flooring, one central heating radiator and frosted Upvc double glazed window to front elevation.

Outside

To the rear of the property is a fully enclosed garden with a paved patio area, a good sized artificial lawned area and space for garden shed. To the front is a large block paved driveway providing off road parking, a good sized lawned area, half height wall and railings and iron gates.

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.

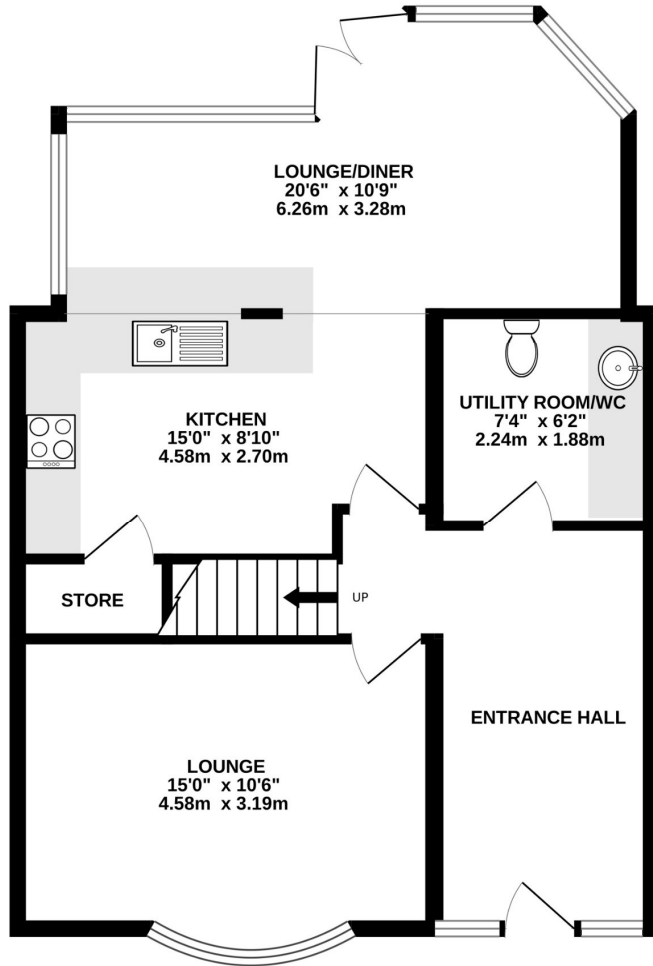
Note

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.

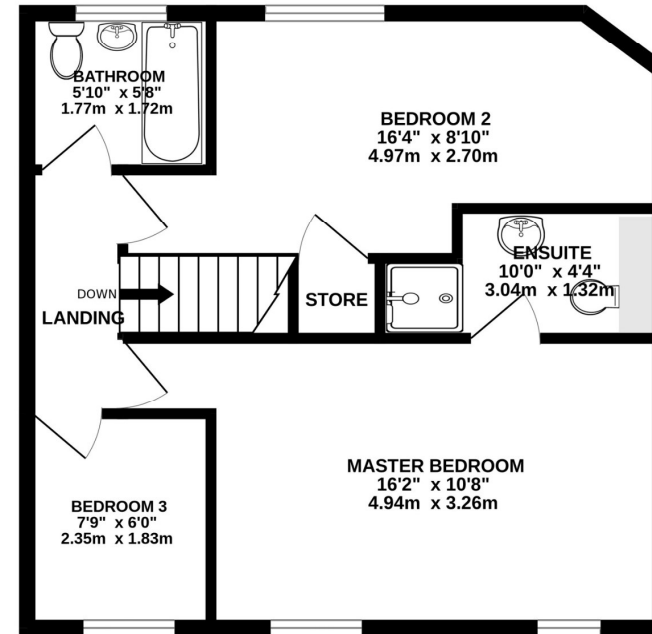




GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.7 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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