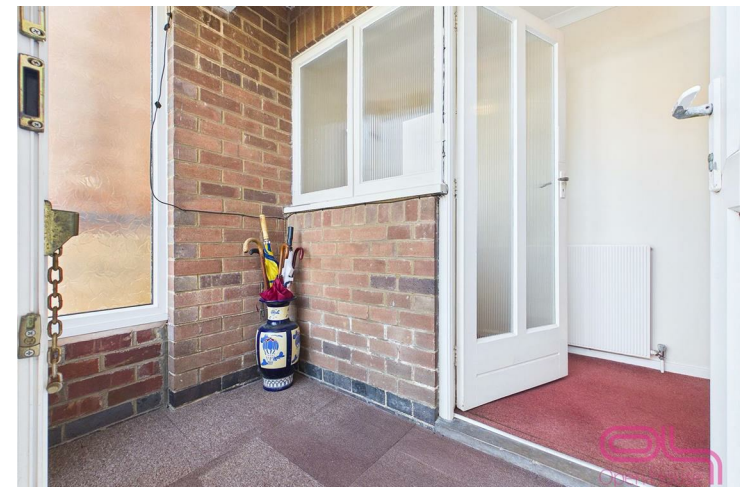




Midway Road, Midway, Swadlincote, DE11
7PG

£315,000



**Midway Road, Midway, Swadlincote,
DE11 7PG
£315,000**

We are pleased to present this substantial five-bedroom detached home on Midway Road, Swadlincote, offering a spacious and flexible layout arranged over two floors.

The property provides excellent versatility, with two bedrooms positioned on the ground floor and three further bedrooms to the first floor, making it well suited to larger families, multi-generational living, those requiring a bedroom and facilities on the first floor for future proofing themselves. The set-up suits buyers looking for multiple reception rooms, and those looking for adaptable accommodation.

Internally, the home offers a generous lounge, separate dining room, large kitchen, utility room, ground floor shower room, first floor bathroom and a garage. Externally, the property benefits from driveway parking to the front and a beautifully established rear garden, with lawn, mature planting and patio seating areas.

The home would benefit from cosmetic updating in places, but offers a fantastic footprint, excellent room sizes and plenty of potential for the next owner to make it their own.

Entrance Porch

The property is entered via a covered porch area, providing a practical sheltered approach into the home.

Hallway

A spacious hallway welcomes you into the property,



with stairs rising to the first floor and access through to the main ground floor accommodation. The layout immediately highlights the flexible nature of the home, with reception space, kitchen areas and ground floor bedrooms all accessible from this central point.

Lounge

The lounge is a generous main reception room positioned to the front of the property, featuring a large window which allows plenty of natural light into the space. A feature fireplace creates a central focal point, while the room offers ample space for sofas and freestanding furniture.

Dining Room

The separate dining room provides a versatile second reception space, ideal for formal dining, family use or as an additional sitting room. A large rear-facing window overlooks the garden, making this a pleasant and naturally bright room.

Kitchen

The kitchen is a large and practical space fitted with a range of wooden wall and base units, work surfaces, tiled splashbacks and tiled flooring. There is space for appliances, a sink positioned beneath the window, and plenty of storage throughout. The kitchen connects well with the surrounding accommodation, making it a useful everyday hub of the home.

Utility Room

A separate utility room sits off the hallway.

Ground Floor Bedroom One

The larger of the two ground floor bedrooms is a good-sized double room, offering excellent flexibility. This room could work well as a bedroom for those needing ground floor living, a guest room, home office or

additional reception space.

Ground Floor Bedroom Two

The second ground floor bedroom provides further flexibility and could be used as a single bedroom, study, hobby room or dressing room, depending on the buyer's needs.

Ground Floor Shower Room

The ground floor shower room includes a shower area, wash basin and WC, providing useful facilities to serve the downstairs bedrooms and wider ground floor accommodation.

First Floor Landing

The first floor landing gives access to three further bedrooms and the bathroom.

Bedroom Three

A spacious double bedroom positioned to the first floor, enjoying good natural light and offering plenty of space for bedroom furniture.

Bedroom Four

Another well-proportioned first floor bedroom, again suitable as a double bedroom, with a pleasant outlook and flexible furniture options.

Bedroom Five

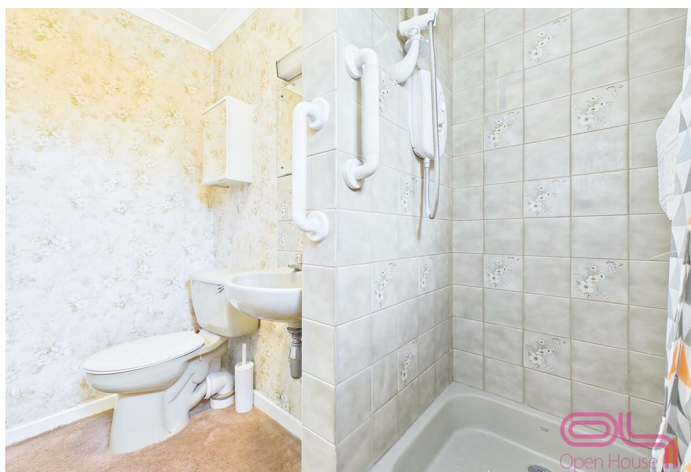
The third first floor bedroom is also a comfortable size and could serve as a further bedroom, nursery, dressing room or home office.

First Floor Bathroom

The first floor bathroom is fitted with a bath, wash basin and WC, serving the bedrooms on this level.

Garage





The property benefits from a double garage, providing useful storage, parking potential or workshop space, subject to the buyer's requirements.

Outside

To the front, the property offers generous driveway parking, access to the garage and a mature front garden with established planting, giving the home a pleasant approach from the road.

To the rear, there is a substantial mature garden, mainly laid to lawn with shaped borders, hedging, shrubs and planted areas. A patio seating area sits close to the property, creating a lovely space for outdoor dining or relaxing. The garden offers an excellent level of greenery and privacy, making it a standout feature of the home.

Location

Midway Road is well placed for access to Swadlincote town centre and the surrounding areas, with a range of local shops, schools, amenities and everyday services nearby. The location also offers convenient routes towards Burton upon Trent, Ashby-de-la-Zouch and wider commuter links, making it a practical position for families and working professionals alike.

Additional Information

Please note that this property is being sold as part of a probate estate. The sellers have limited personal knowledge of the property and, as such, any information provided should not be relied upon as a statement of fact. Buyers are advised to satisfy themselves through their own inspection, surveys, searches and legal enquiries before entering into a legally binding agreement.

Completion timescales may be subject to the probate process and confirmation should be obtained through the buyer's legal representative.

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

Money Laundering Regulations 2003:

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

Floorplans:

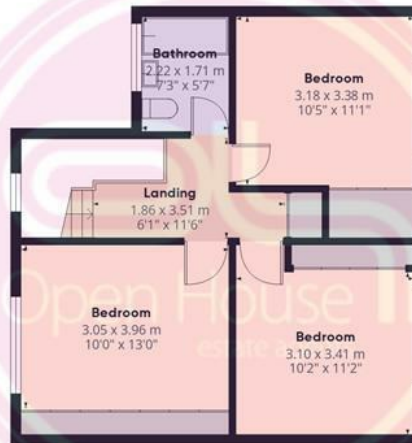
We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.







Floor 0



Floor 1

GLA⁽¹⁾

155.24 m²

1671.03 ft²

Total

185.79 m²

1999.77 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCAL AUTHORITY

South Derbyshire

TENURE

Freehold

COUNCIL TAX BAND

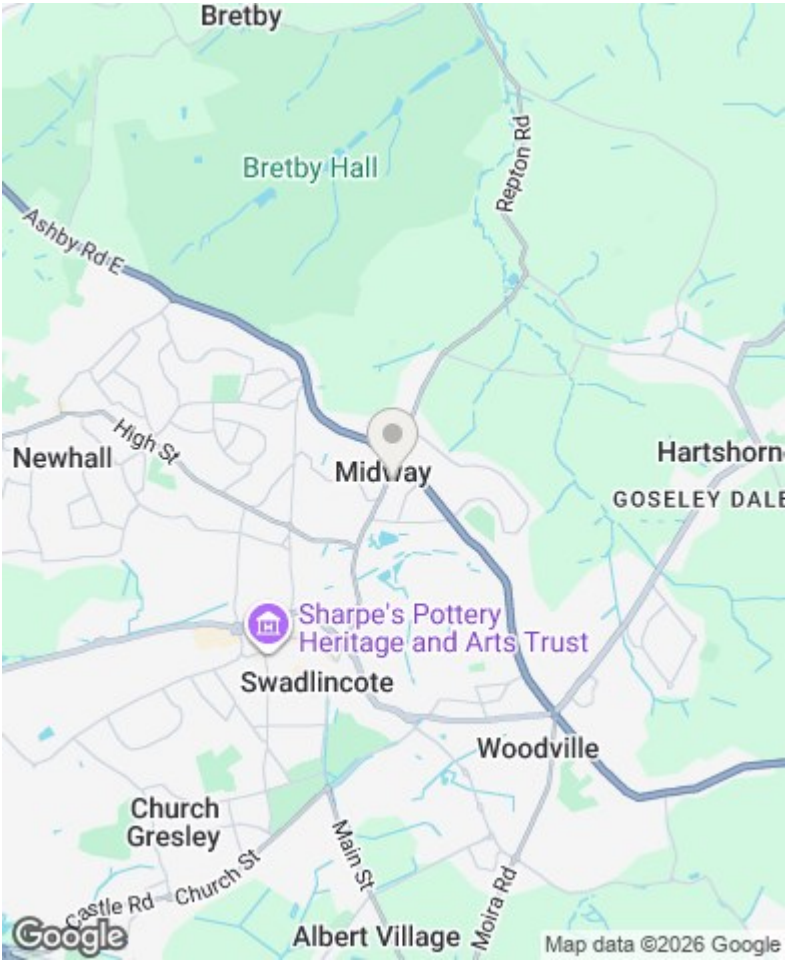
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VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- Substantial five-bedroom detached home - Opportunity to add value
- Flexible layout with two ground floor bedrooms that could also be used as reception rooms / office / snug
- Three further first floor bedrooms
- Double Garage
- Spacious lounge and separate dining room
- Large kitchen with separate utility area
- Ground floor shower room and first floor bathroom
- Generous driveway parking and garage
- Beautiful mature rear garden with patio seating area
- Popular Midway location close to Swadlincote amenities



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