





**** MODERN THREE STOREY,
THREE BEDROOM HOME ****
EN SUITE & BATHROOM ***
Well presented property in a
great location close to
Swadlincote town centre. The
property benefits from upvc
double glazing and a gas
heating system and in brief
offers a hall, lounge and a
fitted dining kitchen with doors
onto the garden, guest
cloakroom. The first floor offers
two bedrooms and a family
bathroom and the second floor
offers the master bedroom and
an en suite shower room.
Enclosed rear garden and rear
parking for 2 cars. INTERNAL
VIEWING HIGHLY
RECOMMENDED.



HALL

Entrance door into the hall with a radiator, stairs to first floor and a door to -

LOUNGE

Upvc double glazed window to the front television, radiator, under stairs storage cupboard and doors to -

CLOAKROOM

Low flush WC, wash hand basin and a radiator.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob with extractor, integrated dishwasher, fridge freezer and plumbing and space for a washing machine. Upvc double glazed window and double doors onto the garden and a radiator.

FIRST FLOOR LANDING

Upvc double glazed window to the front elevation and stairs to the second floor.

BEDROOM

Fitted wardrobes, upvc double glazed window to the rear elevation and a radiator.

BEDROOM

Upvc double glazed window to the front elevation and a radiator.



BATHROOM

Panel enclosed bath, low flush wc, wash hand basin and radiator.

SECOND FLOOR

Door to -







MASTER BEDROOM

Upvc double glazed window to the rear elevation, radiator and door to the en suite .

EN SUITE

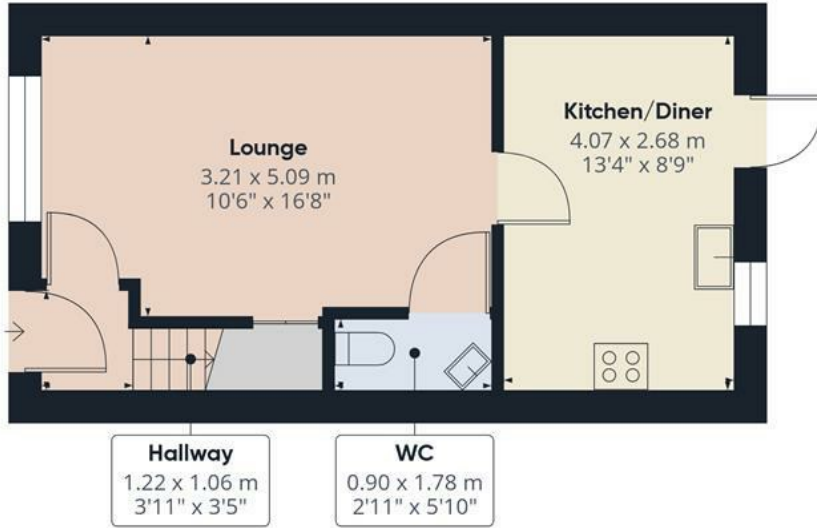
Enclosed shower, wash hand basin, low flush wc, extractor fan and a radiator.

OUTSIDE

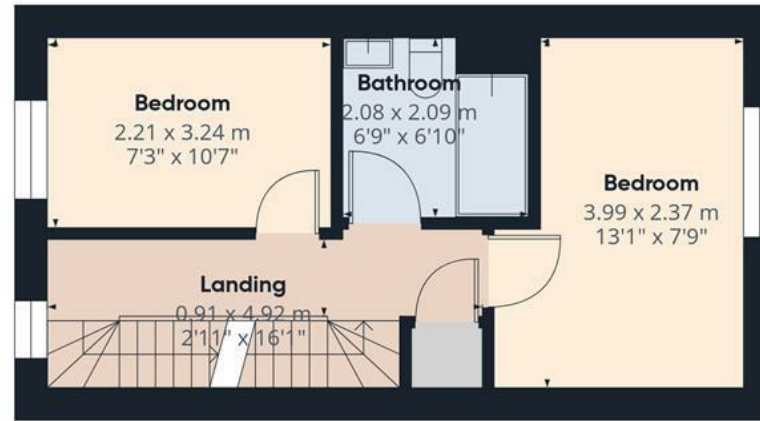
Enclosed rear garden with patio and artificial lawn. Garden shed and a rear gate giving access to 2 side-by-side parking spaces.







Floor 0



Floor 1

Approximate total area⁽¹⁾

76.9 m²

828 ft²

Reduced headroom

2.2 m²

24 ft²

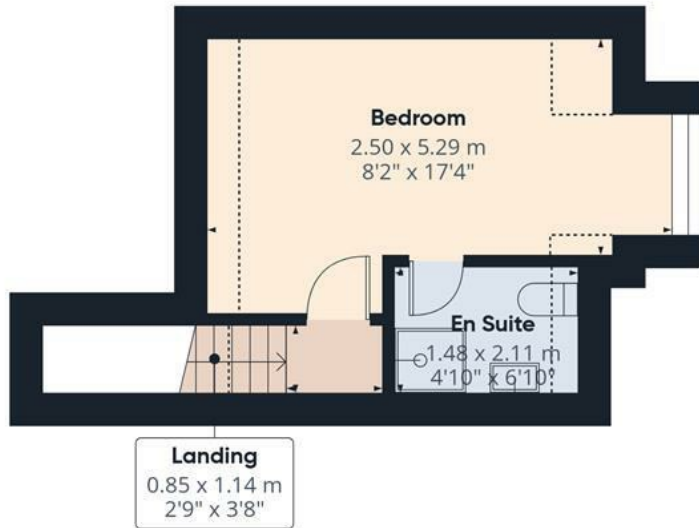
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2

