



**** Mid Mews Style Home ** Garage To Rear ** No Upward Chain ** Three Bedrooms ****

A modern mews-style townhouse set within a popular residential location close to Swadlincote town centre. The home offers a front garden, lounge with bay window, modern open-plan dining kitchen with built-in appliance and French doors to the rear garden.

The first floor offers three bedrooms and a contemporary family bathroom. With an enclosed rear garden, driveway & garage in a nearby block, gas central heating, UPVC double glazing, and offered for sale with no upward chain and immediate vacant possession.

The Accommodation

A modern mews-style townhouse positioned within this desirable and popular residential location on the outskirts of Swadlincote town centre. Set back from the road, the property enjoys an extensive front lawned garden with pathway leading to the front entrance door beneath a storm canopy.

A UPVC entrance door opens into a welcoming reception hallway, featuring light oak-effect flooring, radiator, staircase rising to the first floor, and a useful built-in under-stairs storage cupboard.

Positioned to the front elevation is the lounge, enjoying a UPVC double-glazed bay window overlooking the front garden, a feature fireplace with stone hearth, and radiator.

Across the rear aspect of the property is the modern open-plan dining kitchen. The kitchen area offers a selection of matching base cupboards and drawers, eye-level wall units, preparation work surfaces, stainless steel sink with mixer tap, built-in oven, four-ring gas hob with extractor hood above, and freestanding appliance spaces for washing machine and fridge-freezer.

The dining area continues the light oak-effect flooring, with radiator and UPVC double-glazed French patio doors opening onto the rear garden. The wall-mounted gas-fired central heating boiler is concealed within a kitchen unit supplying the hot water and heating to the home.

First Floor Accommodation

The landing offers a useful walk-in storage cupboard, access to loft space, and doors leading off to the principal bedrooms. The master bedroom, positioned on the rear elevation, provides a UPVC double-glazed window and radiator.

The second double bedroom is located to the front aspect, alongside a generously sized third single bedroom with built-in storage cupboard.

The bedrooms are served by a modern fitted family bathroom offering a three-piece white suite comprising WC, pedestal hand wash basin, and panel bath with thermostatic shower, complementary tiling, fitted glass shower screen, shaver point, radiator, and oak-effect flooring. A UPVC double-glazed window overlooks the rear aspect.

To the rear is a delightful enclosed garden with paved patio, lawn, and garden shed. A gated rear access leads around to the shared driveway, offering off-road parking and access to the single garage located within a nearby block.

The home is ideally situated for Swadlincote town centre, offering a wide variety of local amenities, shops, public houses, and restaurants.

Hallway

Lounge

14'7 x 12'3

Kitchen Diner

18'4 x 9'1 min

First Floor

Bedroom One

11'5 x 10'6

Bedroom Two

12'5 x 8'9

Bedroom Three

9'3 max x 9'1 max

Bathroom

7'5 x 5'5 min

Front & Rear Garden

Rear Single Garage

Property construction: Standard

Parking: Drive & Garage (Shared access & Area)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

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

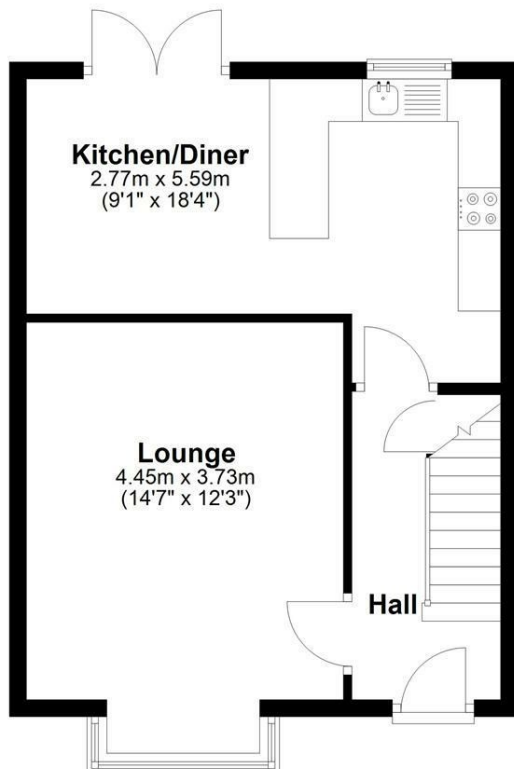
An on-site management fee may apply to all modern or new developments.

Please ensure that you have viewed the agent's full PDF brochure for full details of the property, and do not rely on third party websites or advertisements for full information of the home before instruction of a solicitor/ conveyancer on the purchase of the property. 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

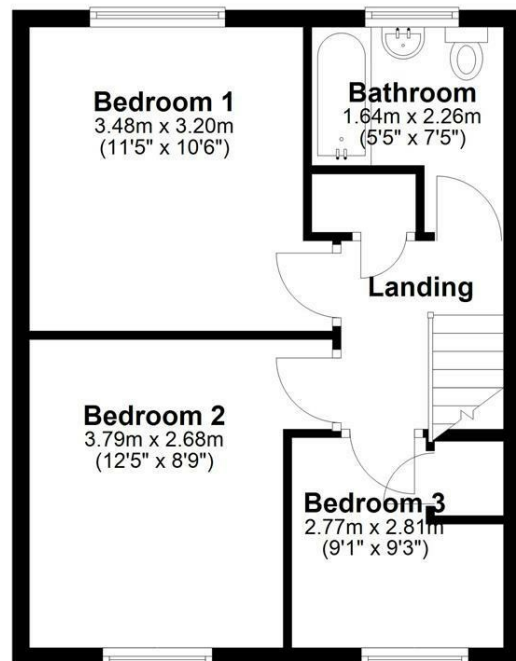




Ground Floor



First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	72	
(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	



Council Tax Band A Freehold

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.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

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 License 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, Branstons 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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