



Springfield Road, Midway, Swadlincote, DE11 0BY

Nicholas  
Humphreys

£250,000

A modernised and much improved extended semi-detached family home, ideally positioned within, Midway, Swadlincote and offering spacious and well-presented accommodation throughout.

The property benefits from an open-plan lounge diner, an impressive extended kitchen fitted with granite work surfaces and integrated appliances, three well-proportioned bedrooms, a modern ground floor bathroom and an en-suite WC to the master bedroom.

Outside, the home enjoys ample off-road parking, a garage with workshop space at the rear and beautifully maintained mature rear gardens featuring a summer house, shed and an impressive barbecue house, creating a fantastic outdoor entertaining area.

Conveniently located close to local amenities, National Forest woodland walks, Burton-on-Trent, Ashby-de-la-Zouch and excellent road links via the M42.



## The Accommodation

A modernised and much improved extended semi-detached property, offering well-presented and versatile family accommodation, together with a generous driveway, garage, workshop and beautifully arranged rear garden with excellent outdoor entertaining space.

Set back from the road behind a sweeping shared access driveway, the property opens with a secure double-glazed entrance door leading into a welcoming reception hallway. The hallway features laminate flooring, radiator, staircase rising to the first floor and a useful walk-in understairs storage cupboard, currently arranged as a utility area with space for both washing machine and tumble dryer, together with a UPVC double-glazed window to the side aspect.

Across the front elevation is the open-plan lounge diner, with the lounge area enjoying a UPVC double-glazed window to the front, double radiator and an open flow through to the spacious dining area positioned to the rear. From here, access leads into the impressive extended kitchen, fitted with a selection of white gloss-fronted base cupboards, drawers and matching eye-level wall units, complemented by Granite preparation surfaces. The kitchen incorporates twin sinks with mixer tap, breakfast bar area, built-in oven and microwave, concealed fridge freezer and dishwasher. The room is filled with natural light via a double-glazed skylight window, while French patio doors open directly onto the attractive rear garden.

Also to the ground floor is a modern refitted bathroom, comprising a three-piece white suite with low-level WC, wash hand basin with mixer tap and P-shaped shower bath with twin-head mixer shower. The room is finished with complementary wall tiling, ceramic tiled flooring, double radiator and UPVC double-glazed window to the rear aspect.

To the first floor, the landing provides access to the loft space with drop down ladder. boarded for storage and doors leading off to three bedrooms. The master bedroom is positioned to the front elevation and benefits from a UPVC double-glazed window, laminate flooring, double radiator and a separate en-suite WC with low-level WC and wash hand basin. There are two further bedrooms to the rear aspect, both enjoying an attractive outlook across the garden, with the larger double bedroom also having a built-in cupboard housing the gas-fired combination boiler.

Outside, the property offers ample off-road parking for a variety of vehicles, with vehicle access leading around to the rear where there is a single garage with double timber doors and workshop space to the back, UPVC double-glazed windows and a separate tool shed beyond. The mature rear garden is a particular highlight, beginning with a paved patio area and steps leading down to a delightful shaped lawn with well-stocked flower borders and beds. There is also a timber summer house, while to the far rear is a further patio area with an impressive barbecue house, complete with glazed windows, French doors and central barbecue with chimney, creating a superb space for outdoor entertaining.

Swadlincote provides a wealth of amenities, including shops, public houses and everyday conveniences, while also being close to National Forest plantations, offering attractive woodland walks. The property is also well placed for access to Ashby-de-la-Zouch, Burton-upon-Trent and the A42, linking with major road networks.

Viewing is strictly by appointment only.

## Reception Hallway

## Utility Area

### Lounge

12'4 x 11'3

### Dining Room

11'3 x 10'1

### Kitchen Diner

12'9 x 9'3

## Ground Floor Bathroom

### Bedroom One + WC

10'11 x 14'1

### Bedroom Two

11'8 max x 9'6

### Bedroom Three

8'8 x 7'11

Property construction: Standard

Parking: Drive & Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

Council Tax Band: A

Local Authority: South Derbyshire 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](http://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



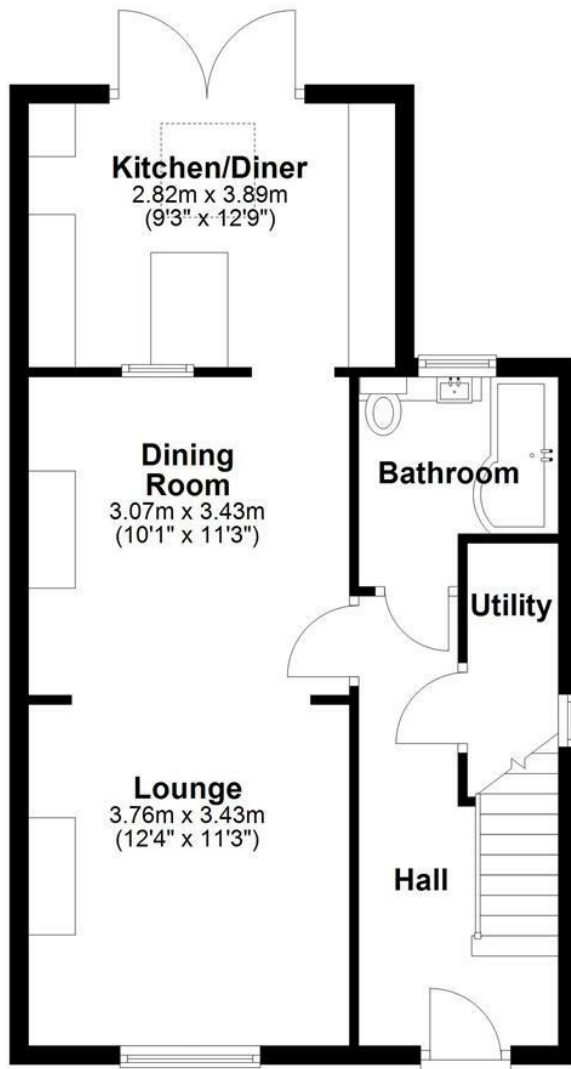




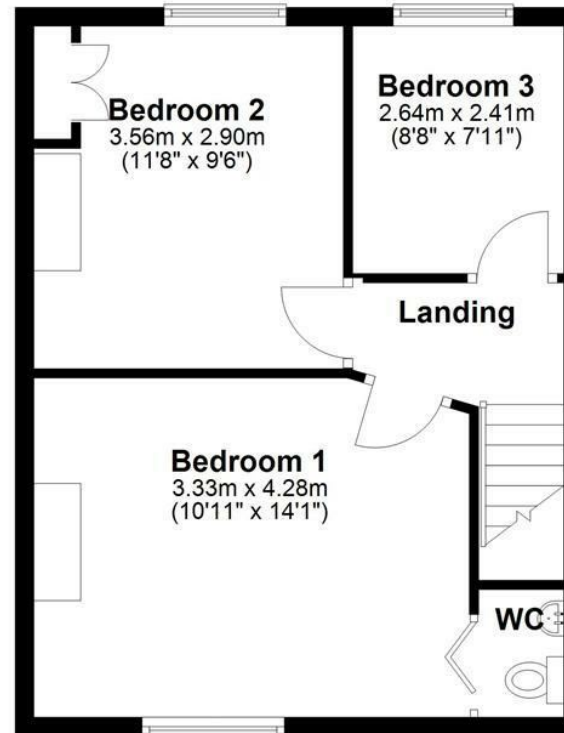




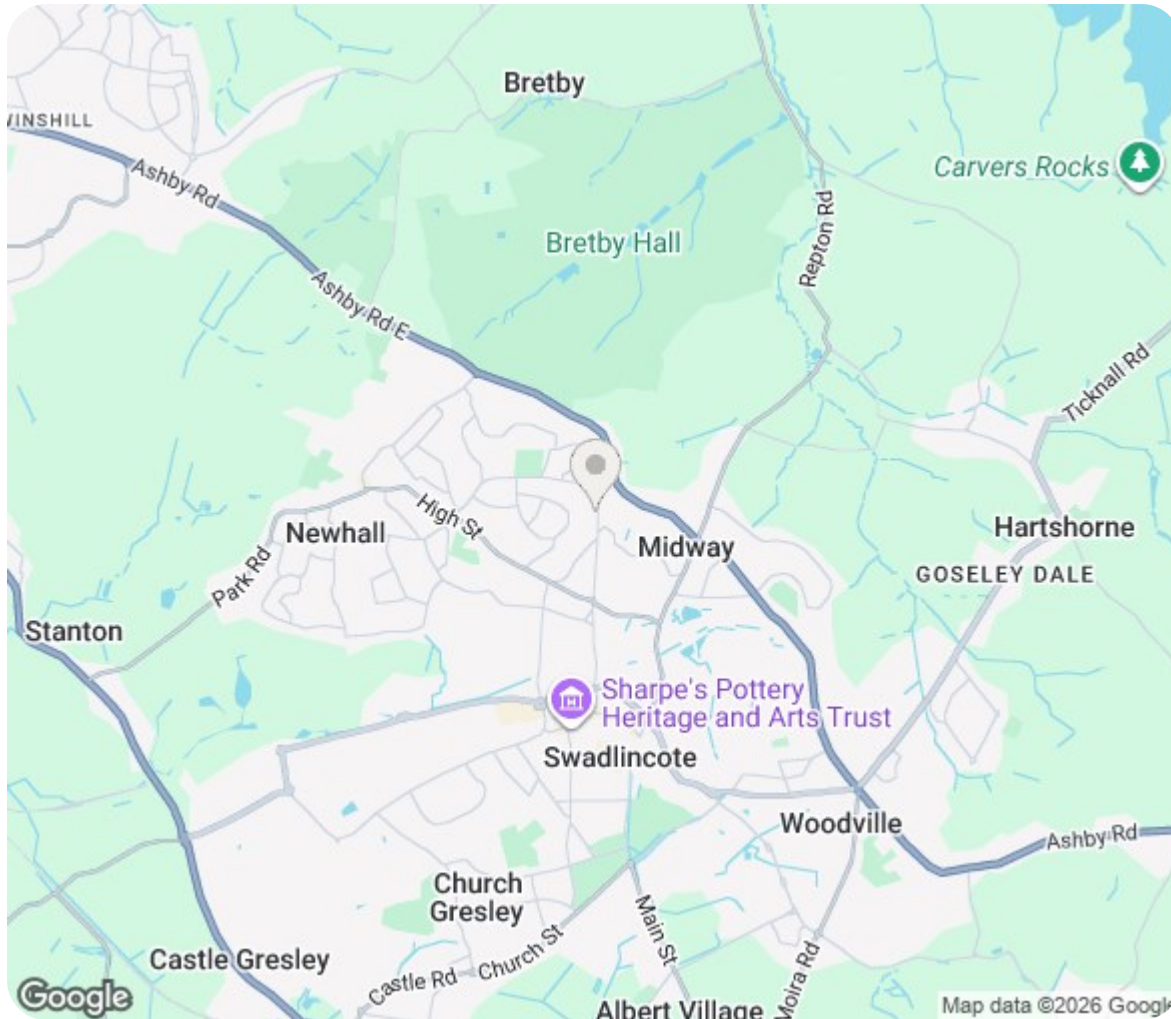
### Ground Floor




### First Floor



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Council Tax Band A      Freehold**

This Brochure consists of 12 pages, please ensure you have read all pages before proceeding with your proposed purchase.

**01283 528020**  
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN

## Important Notes, Charges & Selective Licence Areas

**AML & ID Verification Checks & Charges.** In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

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>

01283 528020  
NICHOLASHUMPHREYS.COM

183 High Street, Burton upon Trent, Staffordshire, DE14 1HN

