



Hay Wain Lane
Midway SWADLINCOTE



Property Description

A beautifully presented much improved modern semi detached home with off road parking, garage and well landscaped private enclosed garden. The property is situated in a well established and popular residential development on the outskirts of Swadlincote and is well placed for local amenities the National forest and major link roads. The property has a gas fired central heating system, UPVC double glazing and briefly comprises:- Entrance porch, dining room, living room, fitted kitchen. To the first floor are three well proportioned bedrooms, master with a range of fitted wardrobes and to complete the first floor accommodation is a re-fitted bathroom with a modern white suite. Outside the property is set well back from the road with a tarmac driveway to the front providing off road parking and a detached brick garage to the rear which has bi-fold doors along the side so suitable for a variety of purposes. To the rear is a professionally landscaped low maintenance garden with block paved patio, shaped artificial lawn and stone paved baths and patio to the rear. The property is offered with no chain & viewing highly recommended!

Entrance Porch

Front entrance door leading to entrance porch and a further door leading to an openplan dining room with carpeted stairs off to the first floor.

Dining Hallway

Having UPVC double glazed window to the front elevation, central heating radiator, open spindle staircase off to the first floor.

Lounge

Having UPVC double glazed window to the front elevation, UPVC double glazed door giving access to the rear garden with an attached UPVC double glazed picture window, ornamental fireplace incorporating a pebble effect electric fire, laminate flooring, coving to

the ceiling, door giving access to the entrance hallway/dining room.

Kitchen

Accessed via a wide opening from the dining hallway has a range of matching base and wall units, laminate work surface over, a range of integrated appliances comprising of an electric fan assisted oven, four burner gas hob, extractor hood over, glazed splashback to the cooking area, ceramic tiled splashback to the rest of the work area, plumbing and space for an automatic washing machine, single drainer acrylic sink unit with mixer tap over, space for under unit fridge, UPVC double glazed window and door to the rear giving access to the rear garden, wall mounted central heating boiler providing domestic hot water and central heating, laminate flooring and inset spotlights to the ceiling, central heating radiator.

Bedroom One

Having carpeted flooring, central heating radiator, UPVC double glazed window to the front elevation, a range of fitted wardrobes incorporating hanging rails and shelving.

Bedroom Two

Having UPVC double glazed window to the front elevation, carpeted flooring, central heating radiator.

Bedroom Three

Having UPVC double glazed window to the rear elevation, carpeted flooring and central heating radiator.

Family Bathroom

Refitted three piece modern white suit comprising of 'P' shaped panel bath with glazed shower screen and chrome mains shower over, wash hand basin fitted to vanity

unit with storage beneath and chrome mixer tap over, low level wc, UPVC double glazed opaque window to the rear elevation, part ceramic tiled wall, inset spotlights to the ceiling.

Outside

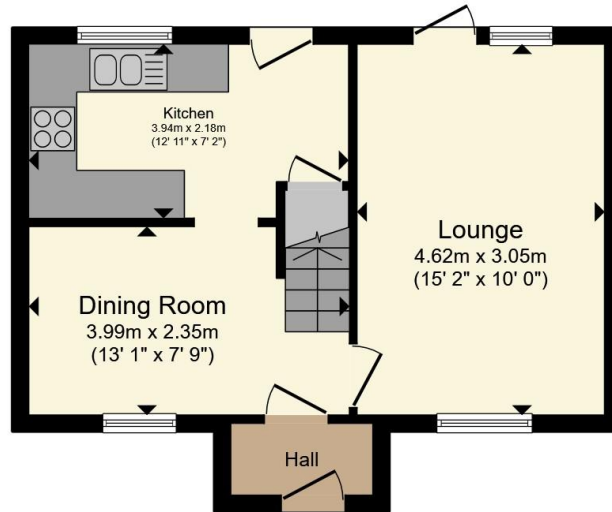
To the front of the property is a tarmac driveway providing off road parking with further access to the side of the property to a detached brick garage having been converted into a multi purpose space with access to the rear garden via bi-fold doors - possible for conversion back into a garage but is suitable for a variety of uses including a home gym, home office.

The rear garden is beautifully landscaped designed for ease of maintenance with a large block paved patio beyond the rear of the property, a circular shaped artificial lawn with a further lawned area, at the very end of the garden is a further paved patio, beautifully and professionally landscaped, enclosed with fencing and a further gate giving access to the front of the property.

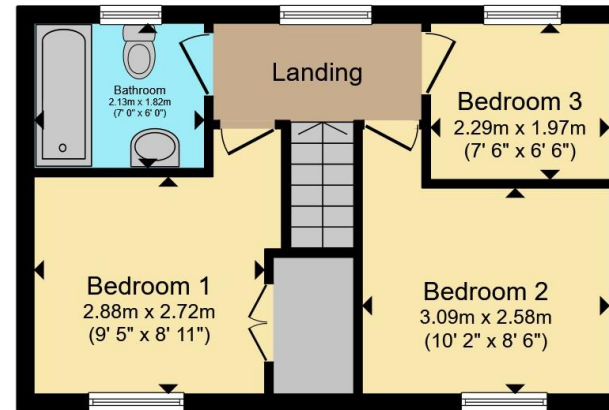








Ground Floor



First Floor

Total floor area 68.4 m² (736 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Ashley Adams on

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Property Ref: MEL205950 - 0003

Tenure:Freehold EPC Rating: D

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