## Winchester Drive

Midway, Swadlincote, DE11 7LT







Set on a lovely corner plot with a wide lawned front garden, long rear garden, driveway parking and a detached garage. This family home offers great potential, perfect for a young family or first time buyer who wants to put their own stamp on a property.

£190,000



Entrance to the property is via a useful porch on the side of the property with plenty of space for coats and shoes.

Leading through into the house the entrance hall has stairs rising up to the first floor landing and access to the rest of the ground floor accommodation.

To the front of the property is a lovely spacious lounge with a uPVC double glazed bow window overlooking the front garden. A brick fireplace forms the focal point of the room with a living flame gas fire.

The breakfast kitchen overlooks the rear garden and is fitted with a comprehensive range of base and eye level units with roll edge worksurfaces extending to form a peninsular with a dropped breakfast bar, stainless steel sink unit, tiled splashbacks, space for appliances, wall mounted boiler and a built-in understairs storage cupboard.

Also on the ground floor is the family bathroom fitted with a panelled bath and pedestal hand wash basin plus a separate WC.

On the first floor the landing gives access to three well proportioned bedrooms, two of which have fitted bedroom furniture.

Outside the property is set on a generous corner plot with a wide wedge shaped front garden which is mainly laid to lawn with herbaceous evergreen shrubs and a brick front boundary wall. To the side is a driveway providing off road parking and access to a detached concrete sectional single garage with an up and over vehicular door and window to the side.

The rear garden has a brick outhouse and a paved patio area which leads on to a well kept lawn.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** www.southderbyshire.gov.uk

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/06042023

Local Authority/Tax Band: South Derbyshire District Council / Tax

Band B













# John German 🧐





Agents' Notes
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

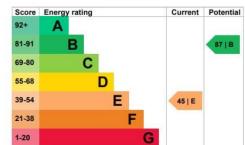
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this

surveyor. In making that decision, you should know that we receive up to £90 per referral.



**OnTheMarket** rightmove 🗅 ( RICS





## John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

### 01283 512244

burton@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood **Burton upon Trent | Derby | East Leake | Lichfield** Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent