

# 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

John German

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](http://www.southderbyshire.gov.uk)  
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/06042023

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



Ground Floor



Floor 1

John German

Approximate total area<sup>(1)</sup>

846.45 ft<sup>2</sup>  
78.64 m<sup>2</sup>

Reduced headroom

15.94 ft<sup>2</sup>  
1.48 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		

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