Grange Road

Newhall, Swadlincote, DE11 0SZ

An immaculately presented detached bungalow that is sure to catch the eye that would make an ideal downsize. Featuring off road parking, spacious bedrooms and a secure back garden, this property is move in ready.

£220,000

John German

This immaculate detached bungalow is located on a quiet cul de sac within walking distance of local shops, pubs and eateries.

There is a good sized driveway at the front of the home and on the left hand side the front door opens into the hallway. On your left is the the kitchen/dining room offering great storage options with an attractive range of units, stylish contrasting worktops and integrated oven, hob and extractor fan. It overlooks overlooks the rear garden and has ample size for a six seater dining set.

The lounge is further down the hallway and benefits from neutral décor and a feature fireplace. The room has great natural light from the sliding doors giving access to the low maintenance rear garden consisting of a paved patio and lawn area.

The bathroom is located in the middle of the home consisting of a large walk in shower, WC and sink plus fully tiled walls.

All three bedrooms are very generous, two are easily double rooms and the other would make a great home office or children's bedroom. All bedrooms are carpeted and have neutral décor.

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.gov.uk/government/organisations/environment-agency
www.southderbyshire.gov.uk
Our Ref: JGA/14112023
Local Authority/Tax Band: South Derbyshire District Council / Tax Band C

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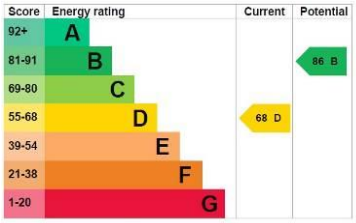

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Agents' Notes

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.

Referral Fees

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. In making 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.