



Leawood Road  
Midway  
DE11 7PN

£245,000

Occupying the perfect PLOT & POSITION within this established cul de sac just off SANDCLIFFE ROAD, is this very WELL PRESENTED 3 bedroom, 2 reception room extended SEMI DETACHED family home, affording a SPACIOUS INTERIOR of 869 Sq ft, complemented by a LONG REAR GARDEN, ample parking & NO CHAIN





# Property Features

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- Semi Detached
- Quiet Cul de Sac
- Spacious Interior
- 869 Sq Ft
- Long Garden
- 3 Bedrooms
- 2 Reception Rooms
- Extended Kitchen
- Ample Parking
- No Chain

# Full Description

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Occupying an excellent plot and position within this established cul de sac location, just off Sandcliffe Road, this is a great opportunity to acquire a very well presented 3 bedroom extended semi detached family home affording a spacious interior extending to 869 sq ft of living Space.

Offered to the market with no upward chain, the property also offers huge potential to further adapt and extend taking advantage of the wide deep plot, with an established long rear garden and ample off-road parking with a deep driveway.

Set back with a deep frontage, the property enjoys an impressive entrance hall with stairs off to the first floor, a good sized front lounge, the rear dining room offers great versatility whilst overlooking the rear garden and the extended breakfast kitchen enjoys a comprehensive range

of units with integrated appliances. On the first floor the spacious landing gives access to three good sized bedrooms and main family bathroom. With ample off-road parking to the front with a long driveway approach, also having side access to the rear.

The mature and established south facing long rear garden is the ideal family retreat with patio area and greenhouse.

Perfectly positioned off Sandcliffe Road, Leawood Road is strategically placed for ease of access into Burton on Trent (5 miles) Swadlincote (1 mile) and Ashby de la Zouch (5 miles) all enjoying an excellent range of local facilities including shops, schools and regular bus services. The M42 at Ashby provides access to the midlands motorway network with Tamworth & Birmingham with an hours drive and the scenic National Forest is on the doorstep.

## TENURE

The property is Freehold

## COUNCIL TAX

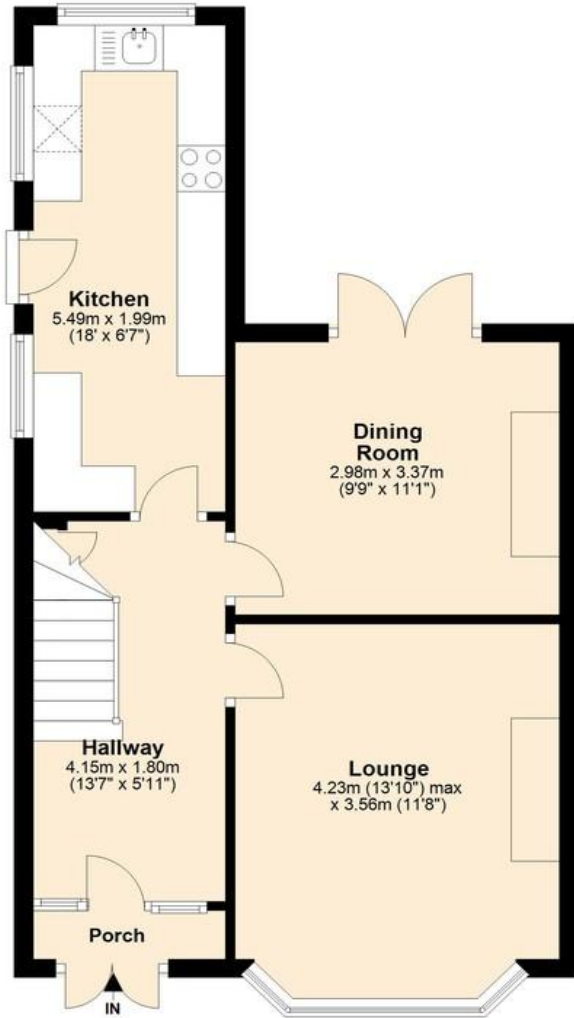
The property is in Band B





## Ground Floor

Approx. 38.1 sq. metres (409.8 sq. feet)



## First Floor

Approx. 42.7 sq. metres (459.9 sq. feet)



Total area: approx. 80.8 sq. metres (869.7 sq. feet)

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