

# Leawood Road

Midway, Swadlincote, DE11 7PN

John   
German









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£239,950

Located on a quiet and very sought after cul de sac in Swadlincote is this well presented semi-detached family home. Situated on a large plot with a generous sized rear garden and driveway to front, this home is ideal for families looking for a family home in the area. Viewing is highly recommended.





Set on a brilliant sized plot with an expansive rear garden and spacious driveway to front, this superb family home is presented to a high standard throughout and is ideally located for young families. The property is ideally situated for schools of all ages and just a short distance from Swadlincote's town centre with its wide range of amenities and the nearby centres of Ashby-de-la-Zouch and Burton-on-Trent. There are excellent transport links via the A/M42 and A38.

As you approach the property, the driveway to the front of this home is tarmacked with a block paved edge and allows off road parking for multiple vehicles.

Once you enter the home, you will be greeted by the spacious through hallway which gives access to the main living spaces of the home and has stairs leading to the first floor. To the left of the hallway is the living room which is a generous size with a bay window to front flooding the room natural light. The sellers have created a clever seating area in the bay window.

To the rear of the home, you will find the kitchen/diner which is a great open space seamlessly connecting the kitchen and dining space. There is great scope to extend to the rear to create an even bigger kitchen/diner across the back. The kitchen features matching wall and base units with worktops over, electric cooker, plumbing for washing machine or dishwasher, stainless steel sink and drainer and patio doors to the rear garden.

Off the kitchen, the home benefits from a downstairs shower room and a separate w/c. The shower room has a shower cubicle with sliding glass door.

To the first floor, this home boasts three generous sized bedrooms, two of which are comfortably double sized bedrooms, with the third being an ideal nursery/study or single sized bedroom. The bedrooms share a modern family bathroom, which has been recently fitted and includes a bath with shower above and shower screen, wash hand basin and w/c.

The rear garden is a very generous size, absolutely ideal for families with young children. The garden is mainly laid to lawn, privately enclosed to the perimeter by wooden fences, and has two seating areas which are great for outdoor dining.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard. **Parking:** Drive.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas.

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

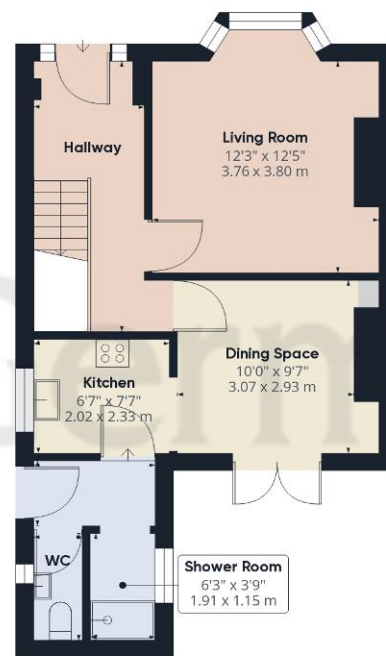
**Our Ref:** JGA/26112024

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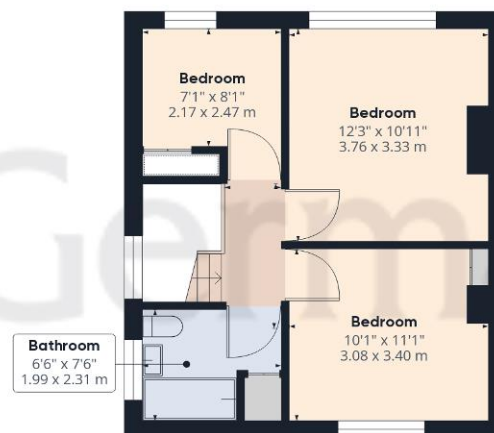


Ground Floor

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

872.86 ft<sup>2</sup>

81.09 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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### Agents' Notes

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### Referral Fees

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**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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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