

Wood Lane, Newhall, DE11

£299,995



CADLEY CAULDWELL are super delighted to bring to the market this NO CHAIN, generously sized THREE bedroom detached bungalow located on a sought after residential street within Newhall, Close to local amenities and major routes ways. This spacious home comprises of a front porch, roomy entrance hall, lounge, breakfast kitchen, dining room, three bedrooms, bathroom, enclosed rear garden, private parking and garage. Some Modernisation is required / Newly fitted boiler and Partial PVC windows and doors. VIEWINGS ARE NOT TO BE MISSED! STAR BUY! Contact CADLEY CAULDWELL ON 01283 217251 to arrange your viewing TODAY!


Council Tax Band: D / EPC Rating: D


 NO UPWARD CHAIN

 GREAT LOCATION

 PRIVATE PARKING & GARAGE

 FRONT AND REAR
GARDENS

 Unique and Oozes
Space

 *Council Tax Band: D / EPC Rating:
D*

Wood Lane, Newhall, DE11

Directions

SAT NAV USERS POSTCODE: DE11 0LX

IMPORTANT INFORMATION

Mortgage advice is available within our office

GROUND FLOOR

Front Porch

1.98m x 1.07m (6'6" x 3'6")

Entrance Hall

5.77m x 2.44m (18'11" x 8')

Measurements are from this widest points

Lounge

3.89m x 5.13m (12'9" x 16'10")

Breakfast Kitchen

3.66m x 3.25m (12' x 10'8")

Dining Room

3.02m x 3.28m (9'11" x 10'9")

Lean-To

1.32m x 3.73m (4'4" x 12'3")

Bedroom One

3.66m x 3.17m (12' x 10'5")

Bedroom Two

3.63m x 3.40m (11'11" x 11'2")

Bedroom Three

3.33m x 2.36m (10'11" x 7'9")

Bathroom

2.57m x 2.72m (8'5" x 8'11")

OUTSIDE

To The Rear

Private enclosed rear garden. Various shrubs and bedding plants in boarders. Garden shed. Paved seating area.

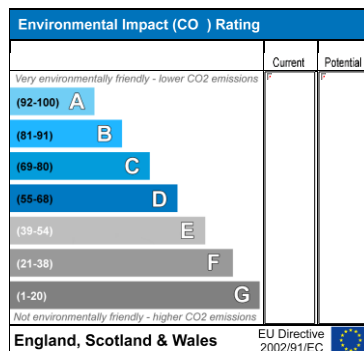
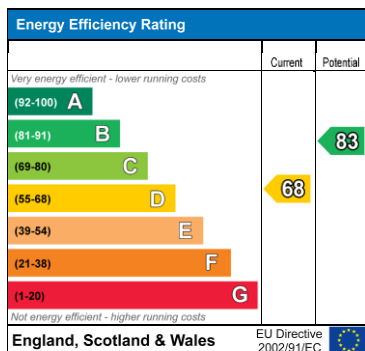
Garage

7.72m x 2.64m (25'4" x 8'8")

Light and power

To The Front

Private parking for several vehicles. Single garage. Decorative stone front with shrubs.





Ground Floor

Approx. 123.6 sq. metres (1330.8 sq. feet)



Total area: approx. 123.6 sq. metres (1330.8 sq. feet)

Please note - these are not to scale. For display purposes only
Plan produced using PlanUp.

Viewing by appointment only with
Cadley Cauldwell, 19, High Street, Swadlincote, DE11 8JE

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.