

SCARGILL  
MANN & CO

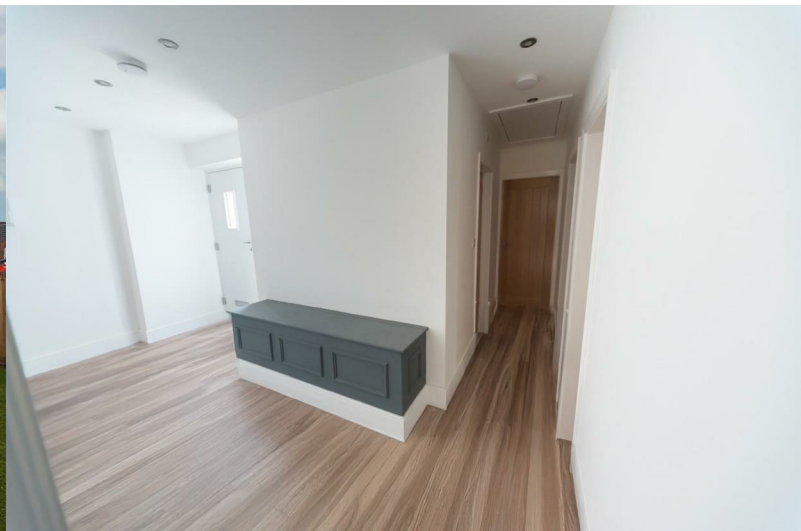
EST. 1995



## Lyndhurst Rose Tree Lane

Newhall, Swadlincote, DE11 0LN

**Price Guide £370,000**



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### GENERAL INFORMATION

#### THE PROPERTY

SCARGILL MANN & CO ARE DELIGHTED TO OFFER FOR SALE THIS RENOVATED AND STYLISHLY REMODELLED THREE/FOUR BEDROOM DETACHED BUNGALOW

Set in a mature residential area, this superbly remodelled and renovated detached bungalow presents an exceptional opportunity for those seeking a spacious downsize or a small family home. With three bedrooms, including the option of a versatile fourth bedroom that can easily serve as a dressing room or home office, this property offers flexible accommodation to suit your lifestyle needs.

As you enter, you are greeted by a welcoming entrance hall, a spacious open-plan lounge/diner and a kitchen that flows seamlessly through the heart of the home and out into the rear garden. The thoughtfully designed layout ensures that every inch of space is utilised effectively, providing a comfortable and inviting atmosphere. The bungalow boasts a modern bathroom, including a lovely ensuite shower, ensuring convenience for both family members and guests alike.

One of the standout features of this property is the ample parking available for vehicles, making it ideal for families. The choice of floor coverings and kitchen cabinets allows for personalisation, enabling you to create a space that truly reflects your taste and style.

This delightful bungalow is a home that offers a perfect blend of comfort and practicality. Whether you want to downsize or seek a small-family residence, this property will meet your expectations.

#### OUTSIDE

To the front is a large shaped lawn with a mature Oak tree and a gravelled frontage with parking for a number of vehicles. The grass extends down one side, and a paved path gives access to the other side. To the rear is a fully enclosed garden with a paved patio and lawn.

#### LOCATION

Rose Tree Lane is a mature residential area close to all local amenities with a doctor's surgery, pharmacy, convenience stores, and schooling. The nearby towns of Swadlincote, Ashby de la Zouch and Burton upon Trent offer further every shopping facilities.

#### ACCOMMODATION

Entrance door with glazed side screen opens up into a u shaped reception hallway.

#### RECEPTION HALLWAY

14'11" max 2'8" min x 5'9" (4.55m max 0.83m min x 1.76m)

Has all doors leading off, recessed ceiling down lights, loft access point, radiator and door opening through to superb open plan lounge, dining and living kitchen area.

#### LOUNGE DINING KITCHEN AREA

##### LOUNGE AREA

19'10" x 12'7" (6.05m x 3.86m)

Has a window to the front aspect, radiator and tiled hearth.

#### KITCHEN AREA

12'9" to window x 12'6" (3.90m to window x 3.82m)

Has recessed ceiling down lights, window to the rear aspect and the domestic hot water and central heating boiler is housed here.

#### DINING AREA

12'8" x 8'3" (3.88m x 2.53m)

Has ceiling light point, radiator and tri fold doors leading out onto the rear patio area with garden beyond

#### BEDROOM ONE

10'9" x 14'4" to window (3.30m x 4.37m to window )

Has window to the front aspect, radiator, ceiling light point and further window to the side aspect.

#### GUEST BEDROOM TWO

9'11" x 9'11" to window (3.04m x 3.04m to window)

Window to the rear aspect, radiator and ceiling light point and door opens through to the en suite.

#### EN SUITE

3'6" x 10'2" (1.08m x 3.11m)

Has large shower cubicle, hand wash basin and W.C.

#### BEDROOM THREE

10'11" x 10'9" to window (3.35m x 3.29m to window)

Has a window to the side aspect, radiator and ceiling light point.

#### BEDROOM FOUR/DRESSING ROOM /STUDY

8'5" x 8'3" to the window (2.59m x 2.54m to the window)

Has a window to the front aspect, radiator and ceiling light point.

#### LUXURY BATHROOM

8'0" x 5'2" to window (2.44m x 1.60m to window)

Has an obscure window to the side aspect, panelled bath, hand wash basin and W.C.

#### OUTSIDE

The property sits back behind a large gravelled frontage with shaped lawn, mature tree and Laurel hedge, a path leads down both sides of the property and opens up into the rear garden which has a fence boundary, a patio and is predominantly laid to lawn.

#### AGENTS NOTES

If you have accessibility needs, please contact the office before viewing this property.

If a property is within a conservation area, please be aware that Conservation Areas are protected places of historic and architectural value. These are also designated by local planning authorities. Removing trees in a Conservation area requires permission from the relevant authority, subject to certain exclusions.

#### TENURE

FREEHOLD - Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

Tel: 01283548194



## COUNCIL TAX BAND

South Derbyshire District Council - Band D

## CONSTRUCTION

Standard Brick Construction

## CURRENT UTILITY SUPPLIERS

Gas  
Electric  
Water - Mains  
Sewage - Mains  
Broadband supplier

## MONEY LAUNDERING & ID CHECKS

BY LAW, WE ARE REQUIRED TO COMPLY WITH THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATION 2017.

IN ORDER FOR US TO ADHERE TO THESE REGULATIONS, WE ARE REQUIRED TO COMPLETE ANTI MONEY LAUNDERING CHECKS AND I.D. VERIFICATION.

WE ARE ALSO REQUIRED TO COMPLETE CHECKS ON ALL BUYERS' PROOF OF FUNDING AND SOURCE OF THOSE FUNDS ONCE AN OFFER HAS BEEN ACCEPTED, INCLUDING THOSE WITH GIFTED DEPOSITS/FUNDS.

FROM THE 1ST NOVEMBER 2025, A NON-REFUNDABLE COMPLIANCE FEE FOR ALL BUYERS OR DONORS OF MONIES WILL BE REQUIRED. THIS FEE WILL BE £30.00 PER PERSON (INCLUSIVE OF VAT). THESE FUNDS WILL BE REQUIRED TO BE PAID ON THE ACCEPTANCE OF AN OFFER AND PRIOR TO THE RELEASE OF THE MEMORANDUM OF SALE.

## BROAD BAND SPEEDS

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

## FLOOD DEFENCE

We advise all potential buyers to ensure they have read the environmental website regarding flood defence in the area.

<https://www.gov.uk/check-long-term-flood-risk>

<https://www.gov.uk/government/organisations/environment-agency>

<http://www.gov.uk/>

## SCHOOLS

<https://www.derbyshire.gov.uk/education/schools/school-places/normal-area-school-search/find-your-normal-area-school.aspx>

<http://www.derbyshire.gov.uk/>

## CONDITION OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

## VIEWING

Strictly by appointment through Scargill Mann & Co (ACB/JLW 12/2024) A



Road Map



Hybrid Map



Terrain Map



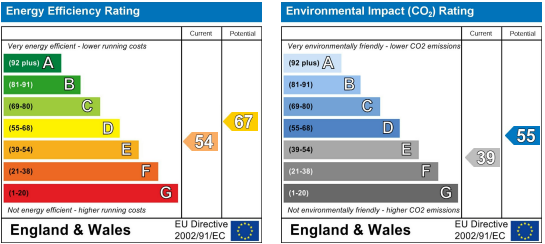
Floor Plan



Viewing

Please contact our Sales Office on 01283548194 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.