



9 Main Street

Newhall | DE11 0TW | Offers In The Region Of £180,000

ROYSTON  
& LUND



- Offers in the Region of £180,000
- Three Bedroom Semi-Detached
- Ample Size Living Room
- Shower Room
- Parking to Rear with Detached Garage
- No Upward Chain
- Generous Full-Width Main Bedroom
- Kitchen with Connecting Dining Room
- South-Facing Garden
- EPC Rating - B / Council Tax Band - B / Freehold Property







Offers in the Region of £180,000

Royston and Lund are delighted to bring to the market this three-bedroom semi-detached home which offers a full-width, generously sized living room and a spacious main bedroom.

On the ground floor, the property features a well-equipped kitchen with ample worktop space, fitted cabinetry, hob and oven, with convenient side access to the garden via a side porch. A dining room is located adjacent to the kitchen, along with a useful ground floor WC.

Upstairs, there are three well-proportioned bedrooms, with the full-width main bedroom benefiting from fitted wardrobes. The remaining bedrooms are also of good size and are served by a shower room.

Externally, the property benefits from a wrap-around rear garden featuring paved and gravel areas, mature shrubs, and a detached single garage with a parking space available. To the front, an ample size paved area with slabbing that runs along the side of the property to the front door, all enclosed by a gated entrance.

This property is well positioned within the heart of Newhall, offering easy access to a range of local amenities including shops, a post office, pharmacy, cafés, takeaways and pubs. Newhall Park is easily accessible behind the property, providing attractive green space and recreational facilities.

The area is well suited to families, with Newhall Infant School and Newhall Junior School within easy reach, along with Mercia Academy for secondary education. Further shopping, leisure and healthcare facilities are available in nearby Swadlincote.

For more information - [https://reports.sprift.com/property-report/?access\\_report\\_id=4902109](https://reports.sprift.com/property-report/?access_report_id=4902109)





## EPC

### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 74      | 80        |

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

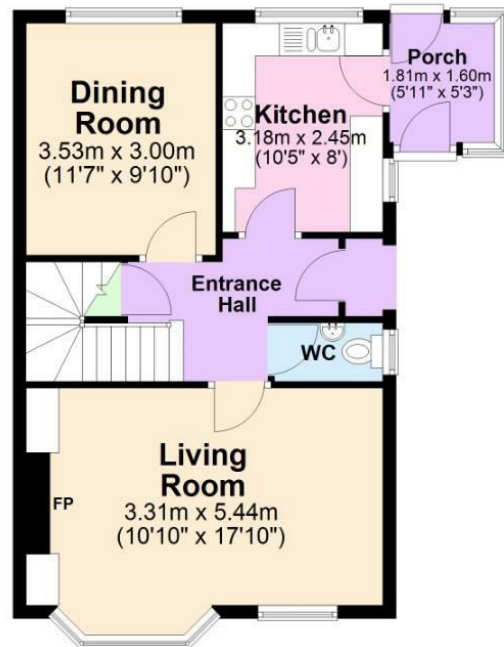
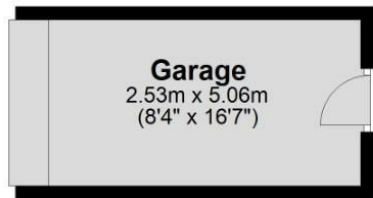
|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

England & Wales EU Directive 2002/91/EC

# ROYSTON & LUND

## Ground Floor

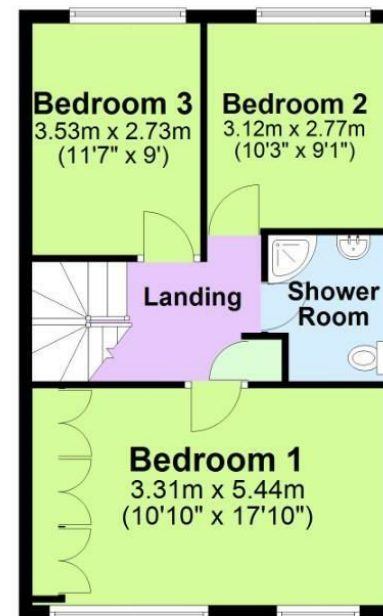
Approx. 64.3 sq. metres (692.6 sq. feet)



Total area: approx. 112.5 sq. metres (1210.7 sq. feet)

## First Floor

Approx. 48.1 sq. metres (518.1 sq. feet)



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.