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8 Larch Road

Newhall | DE11 ONP | Guide Price £190,000

ROYSTON  
& LUND

- Guide Price £190,000 to £200,000
- Spacious Living/Dining Room with Fireplace
- First Floor Family Bathroom
- Close to Numerous Amenities
- Council B
- Three Bedroom Semi-Detached Family Home
- Kitchen with Built In Pantry
- Off Road Parking, Large Car Port & Garage
- EPC C
- Freehold





Guide Price £190,000 - £200,000

Royston & Lund are delighted to present this exceptional three-bedroom semi-detached family home, ideally located on the outskirts of Swadlincote in Newhall. Offering generous living space, off-road parking, and ready for immediate occupation, this property is perfectly suited to modern family living.

The property opens with a welcoming porch leading into a bright hallway, complete with staircase access to the first floor. From here, there is access to a well-appointed kitchen at the rear and a spacious open-plan living/dining room.

The kitchen offers ample storage and workspace, including a built-in pantry, along with integrated appliances such as an oven and hob. A rear-facing window overlooks the garden, while a separate door provides direct access to the patio and outdoor space.

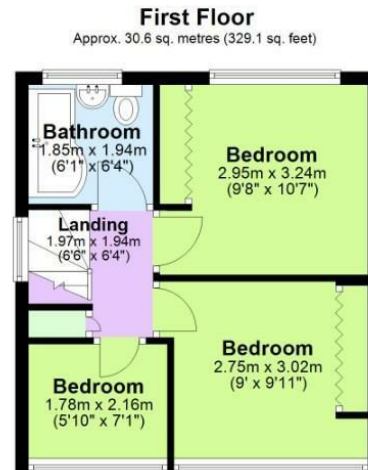
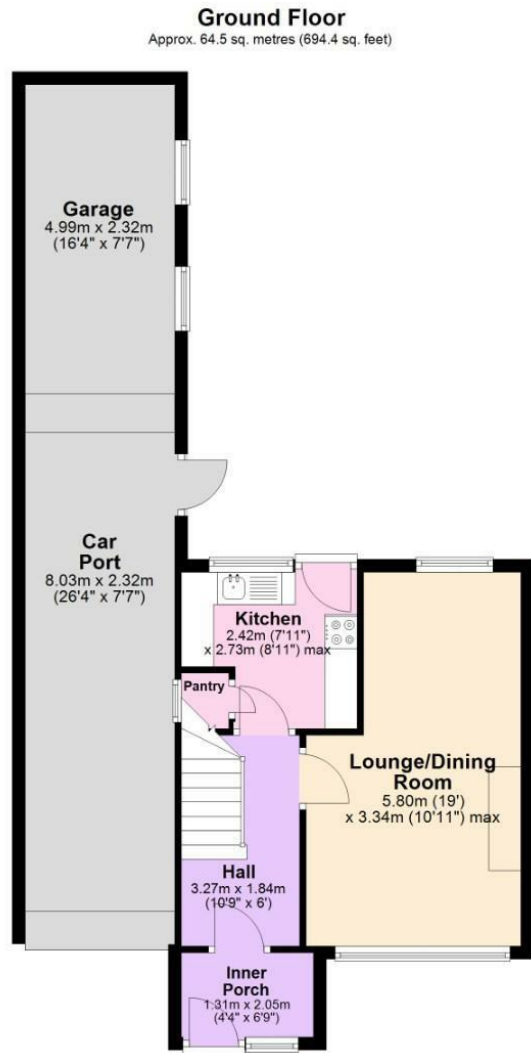
The living/dining room is flooded with natural light from large windows at both the front and rear of the property. This versatile space is ideal for both relaxing and entertaining, with plenty of scope for a variety of furniture layouts.

Upstairs, the landing leads to two generously sized double bedrooms and a third single bedroom, ideal as a nursery, home office, or guest room. All bedrooms benefit from large windows, while the double rooms also feature built-in storage.

The family bathroom is stylishly presented, fully tiled, and fitted with a modern bath and shower, offering both comfort and practicality.

For more information: [https://reports.sprift.com/property-report/?access\\_report\\_id=5184807](https://reports.sprift.com/property-report/?access_report_id=5184807)





Total area: approx. 95.1 sq. metres (1023.5 sq. feet)



### EPC

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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

England & Wales EU Directive 2002/91/EC

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& LUND**