



25 Hall Street
Church Gresley, Swadlincote, DE11 9QU

£350,000



Brief Description

Available with NO UPWARD CHAIN. Positioned on Hall Street in the charming village of Church Gresley, Swadlincote, this IMPRESSIVE DETACHED BUNGALOW offers a wonderful opportunity for those seeking a SPACIOUS AND VERSATILE home. Set within an EXPANSIVE 1/4 ACRE PLOT, with FANTASTIC POTENTIAL for improvement, development, or alteration (subject to planning), making it an excellent option for families or those looking a large bungalow which has the added benefit of being recently decorated throughout, making it the perfect choice for those looking to create their dream home.

Upon entering, you are greeted by a wide and inviting entrance hall that provides access into a large living room, characterised by a STRIKING FEATURE brick wall and a cosy fireplace. The room is bathed in natural light from a large window that overlooks the front garden, creating a warm and WELCOMING ATMOSPHERE. The living area flows seamlessly into the kitchen diner, which is equipped with a range of wall and base units, a tiled splashback, and a sliding patio door that opens onto the rear garden, perfect for entertaining or enjoying the outdoors.

The bungalow features two WELL-PROPORTIONED double bedrooms, both of which benefit from built-in wardrobes, whilst the largest enjoys views of the tranquil rear garden. The family bathroom is a SPACIOUS four-piece suite, complete with a bath, bidet, and ample built-in storage.

Outside, the property is surrounded by BEAUTIFULLY MAINTAINED GARDENS. The front garden showcases a manicured lawn with mature trees and planted borders, while the SUBSTANTIAL rear garden features a large paved patio, lush green lawns, and an array of mature shrubs, all enclosed within a walled and fenced boundary.

The property also benefits from a tarmac DRIVEWAY providing off-road parking for multiple vehicles.

An integrated DOUBLE GARAGE which could be adapted into an additional bedroom with access to the adjacent shower room offers great storage or alternative options.





ON THE INSIDE

Entrance Hall

Living Room

17'3" x 15'5" (5.26m x 4.70m)

Kitchen Diner

22'10" x 10'0" (6.96m x 3.05m)

Shower / Utility Room

8'8" x 5'10" (2.64m x 1.78m)

Bedroom 1

13'9" x 13'7" (4.19m x 4.14m)

Bedroom 2

13'9" x 11'8" (4.19m x 3.56m)

Family Bathroom

8'6" x 9'11" (2.59m x 3.02m)



ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

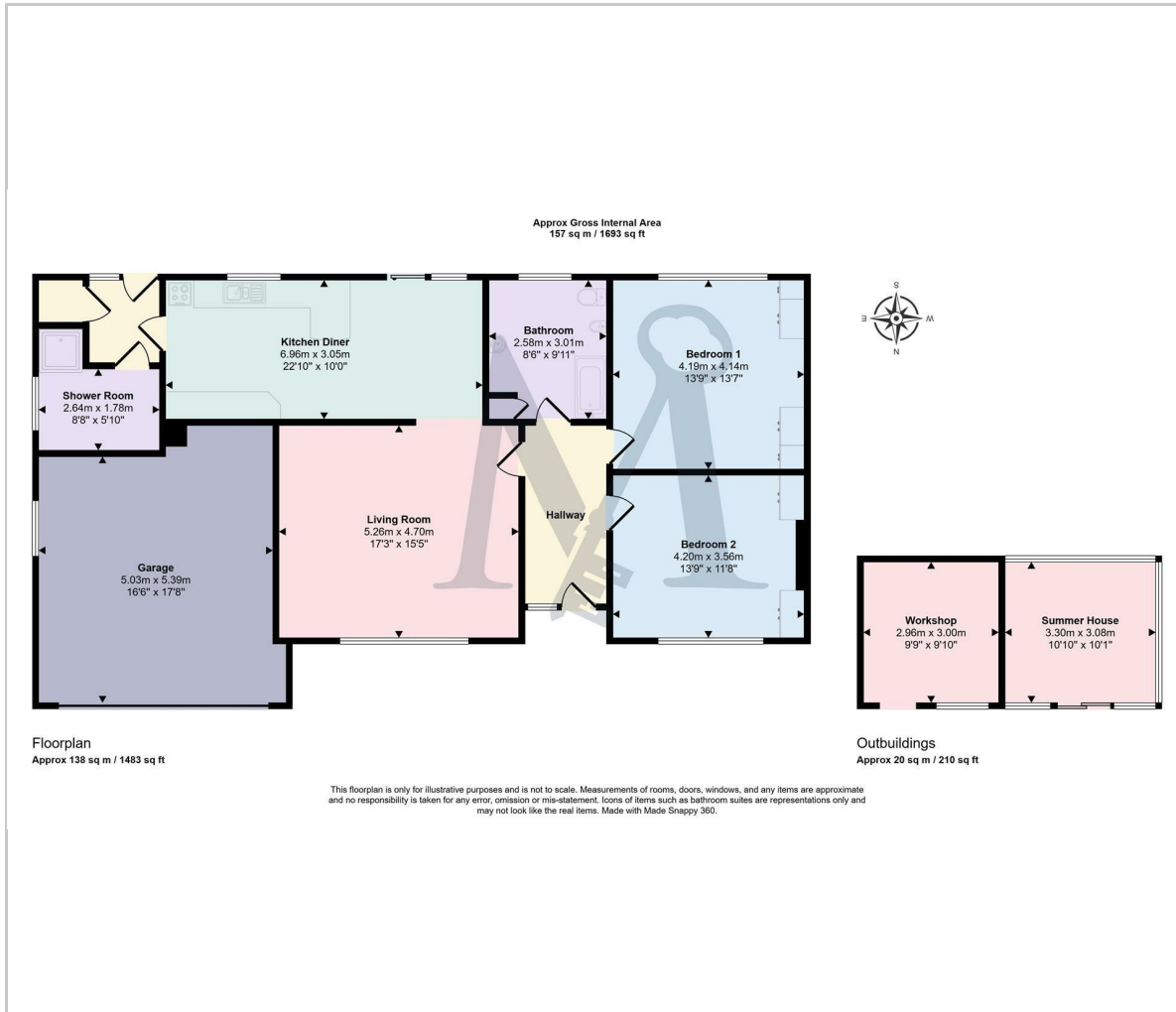
Double Garage

16'6" x 17'8" (5.03m x 5.38m)





Floor Plan



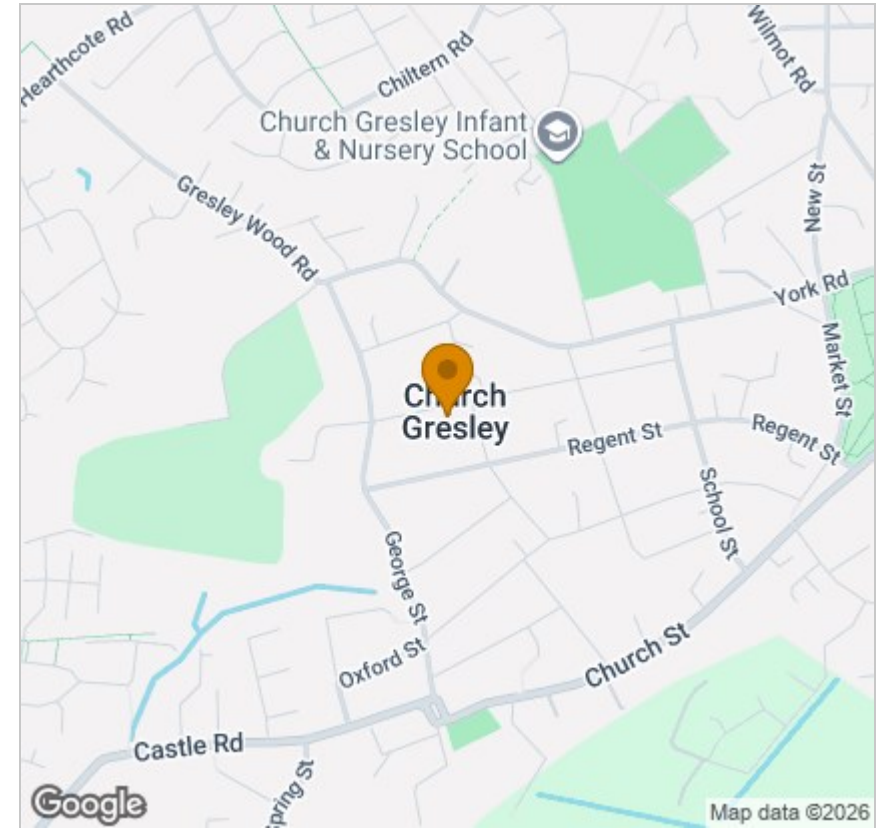
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

