



10 Watery Lane, Newhall, DE11 0UF



Offered with the benefit of no upward chain is this traditional Victorian character home, showcasing recently renovated interiors, two double bedrooms and a secluded position enjoying an open outlook to both the front and rear. Presenting further potential to extend to the rear (STPP), this well presented home offers ideal potential as a first time buy, downsize or investment, and has been thoroughly refurbished in recent years to include rewiring plumbing and central heating system, a refitted kitchen and refitted bathroom. The interiors comprise briefly two spacious reception rooms, refitted kitchen and ground floor bathroom, with two double bedrooms set to the first floor both enjoying an open outlook towards countryside.

Outside, there is informal parking on the lane, and a generous garden extends to the rear offering potential for landscaping and to extend (STPP). The loftspace which has skylights also offers potential for conversion.

The property lies on a peaceful and secluded lane enjoying an open aspect with views towards countryside from both the front and rear aspects. Within a short walk from the property are a range of facilities including shops and pubs, and Newhall borders a beautiful area of National Forest. Further leisure and convenience amenities are available a short drive away in the market town of Burton where there are shopping centres, supermarkets, a cinema and more, and Swadlincote centre is around 2 miles away and offers additional shopping and leisure facilities including the dry Ski slope and the Swadlincote Wetlands.

The property is well placed for access to commuter routes including A38, A50, M42 and M1, and rail travel from Burton provides direct links to Birmingham and Derby. Birmingham and East Midlands Int. Airports are also both within an easy drive.



- Traditional Victorian End Terrace
- No Upward Chain
- Fully Refurbished including Wiring, Plumbing & Internal Fittings
- Dual Aspect Views
- Two Spacious Reception Rooms
- Modern Fitted Kitchen
- Two Double Bedrooms
- Ground Floor Bathroom
- Generous Rear Garden
- Potential to Extend/Convert Loft (STPP)
- Secluded Position with Open Outlook
- Mains Gas CH & Double Glazed
- Ideal First Time Buy/Downsize/Investment Property

character brick steps leading down to fitted shelving and ample storage space, and there is ample space for a dining area as well as the lounge. A door opens into:

Breakfast Room 2.53 x 1.83m (approx. 8'3 x 5'11)

A versatile reception room having window to the side, door into the bathroom and steps leading down into:

Refitted Kitchen 2.93 x 1.9m (approx. 9'7 x 6'2)

Comprising modern wall and base units housing an inset sink with drainer and an integral oven with electric hob and extractor above, all of which have been replaced within two years. There are spaces for a fridge freezer and washing machine, there is a window to the rear and a door opens out to the gardens

The front door opens into:

Living & Dining Room 6.5 x 3.82m (approx. 21'4 x 12'6) – max

Extending to a generous size, this open plan reception room has a window to the front from the dining area, window to the side from the lounge and a fitted electric living flame fire. A door opens into a useful walk in cupboard, having





A door from the **Breakfast Room** opens into:

Ground Floor Bathroom 1.91 x 1.81m (approx. 6'3 x 5'11)

Fitted with a modern suite having pedestal wash basin, WC and bathtub with electric shower over, with LVT flooring, a heated towel rail and an obscured window to the rear

Stairs rise to the **First Floor Landing**, where doors open into:

Master Bedroom 3.8 x 3.3m (approx. 12'5 x 10'9)

A spacious double room having window to the rear aspect enjoying garden and countryside views. please note, there is potential to extend to the rear to create additional bedroom space and a first

floor bathroom, and there is access to the loft which also offers potential to convert (subject to relevant planning permission)

Bedroom Two 3.02 x 2.75m (approx. 9'11 x 9'0)

Another double bedroom having window to the front, again enjoying far-reaching views and a useful fitted storage cupboard

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





Outside

The property is set along Watery Lane in a peaceful and secluded setting. There is informal parking to the front aspect and a wide side access with a secure gate leads to the rear garden. Please note, the neighbours have a right of way through the garden to allow for wheelie bin access

Gardens

Extending to a generous size, the rear garden is laid to a paved terrace, lawns and mature foliage. A conservatory style glass house is included in the sale, and a character brick wall in closes one side of the garden. The garden could easily be fenced to provide a boundary from the neighbouring gardens



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.