



**242 Woodville Road**  
**Hartshorne, Swadlincote, Derbyshire DE11 7HW**  
**£355,000**

**lizmilsom**  
**properties** 

## 242 Woodville Road, Hartshorne, Swadlincote, Derbyshire DE11 7HW

\*\* LIZ MILSOM PROPERTIES LTD \*\* are delighted to bring to the market, this IMPRESSIVE, 3 bedroom DETACHED BUNGALOW set within an extensive PLOT with plenty of OFF ROAD PARKING. Offered with NO UPWARD CHAIN - The property benefits from gas central heating and PVCu double glazing . Set well back from road in a much sought after residential area, the Agents HIGHLY RECOMMEND AN EARLY INTERNAL INSPECTION which will reveal: Reception Porch, Entrance Hall, spacious Lounge/Diner which opens out on to the side gardens fitted Breakfast Kitchen, separate Utility, Office, large Master Bedroom leading out on to the stunning rear garden and patio area, Bedroom Two with Ensuite Bathroom, with a single Bedroom Three and modern three piece Shower Room. To the outside there are private non overlooked front and rear gardens having a wealth of wildlife with plenty of patio areas for entertaining family and friends. A lawn which is beautifully maintained with flower borders and trees. With MOTIVATED SELLERS - A VIEWING is absolutely ESSENTIAL in order to appreciate the size, condition and location. EPC rating "TBC" - Council Tax "E" . TO VIEW : CALL the multi-Award winning Agents LIZ MILSOM PROPERTIES - Open 7 days - Late till 8pm Thursdays.

- A deceptively spacious DETACHED BUNGALOW
- Ample off road parking
- Bedroom Two with Ensuite Bathroom
- Kitchen & Separate Utility
- Stunning Well Maintained GARDENS
- Set on an impressive private garden plot
- Large Master Bedroom
- Bedroom Three & Modern Shower Room
- GREAT SIZED Lounge/Diner
- MUST BE VIEWED.....



## Location

Situated set well back from the road behind established well screened gardens, with good access to local amenities in Woodville, the nearby National Forest and local towns of Swadlincote and Ashby de la Zouch. The property is also well placed for access to commuter routes to Derby, Leicester, Birmingham and Nottingham. Woodville is a village in South Derbyshire approximately 1.5 miles east of Swadlincote and approximately 4 miles west of Ashby de la Zouch, a popular market town offering a range of local amenities and facilities together with transport links and via the A42 dual carriageway to East Midlands conurbations and beyond. Woodville offers a range of village amenities within one mile of the property, including local mini-supermarket, schools, Post Office. The village is also located on the fringe of the National Forest with associated countryside walks and easy access to Conkers National Forest centre at Moira close by. Road links via the A42 also lead to Nottingham East Midlands Airport and Birmingham Airport together with main line Intercity rail links at Burton on Trent, Tamworth and East Midlands Parkway.

## Overview- Accommodation

A traditional style, individually designed, DETACHED bungalow, built around 1957, the property has UPVC double glazing and gas central heating throughout and sits on a 360 degree plot. To the front elevation there is a Reception Porch with enclosed UPVC door and side casement windows. Providing access to the main Entrance Hallway which has solid Oak flooring, and doors leading off to all accommodation. The spacious Lounge / Diner overlooks the front elevation with two bow windows, doorway leading out to the side elevation and gardens and window to the rear. There is a useful serving hatch to the Kitchen, wall mounted gas fire, TV point and radiators. The breakfast Kitchen overlooks the side elevation and has a good range of wall and floor mounted units including an integrated dishwasher, electric oven, hob and extractor over. Over the Hallway a recessed door leads to the separate Utility / Laundry room with a pantry and doors to the Office/Garage with plumbing and space for appliances and door leading to the the side of the bungalow.

To the rear of the bungalow there is a built in storage cupboard. The Shower Room - has a triple shower cubicle with integrated shower, a wash basin and low level WC, along with an airing cupboard. To the end of the hall are the three Bedrooms. The master is a large, extended double with fitted wardrobes and a door leading out on to the to the rear

patio area and stunning gardens. Bedroom two is also a generous double with En-suite Bathroom with spa bath, wash hand basin and low level WC. Bedroom three, a single and completes the accommodation, is located to the side of the property and has a built in storage cupboard, carpeted flooring, centre light point and radiator.

## Reception Porch

## Entrance Hallway

## Spacious Lounge

14'0 x 12'5 (4.27m x 3.78m)

## Diner Area

10'5 x 9'5 (3.18m x 2.87m)

## Fitted Breakfast Kitchen

10'0 x 9'0 (3.05m x 2.74m)

## Separate Utility

9'2 x 5'5 (2.79m x 1.65m)

## Office Space/Garage

18'6 x 8'1 (5.64m x 2.46m)

## Modern Fitted Shower Room

## Master Bedroom

18'6 x 12'0 (5.64m x 3.66m)

## Bedroom Two

14'6 x 13'1 (4.42m x 3.99m)

## Ensuite Bathroom

## Bedroom Three

8'3 x 7'4 (2.51m x 2.24m)

## Outside - Overview

The property occupies a large plot 360 degree plot, set back from the road with a substantial frontage, with a mainly press crete driveway and AMPLE OFF ROAD PARKING. The ground wrap around this beautiful bungalow with an extended patio and lawned area to the side of the property - ideal for a large caravan or motorhome. The front also has well maintained established borders and flower beds and lawned area along with access to the GARAGE which has an electric door (please note the Garage has been adapted to accommodate storage with the rear of the Garage being utilised as a Office by the current Vendor). To the rear there's a large lawned area raised beds, patio areas one with pergola which gives access to the Master Bedroom. All of this with the added bonus of backing onto farmland with wonderful views of open countryside.

## Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITIVE FIXED FEES.

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9.00 am – 4.00 pm Saturday

10.00 am – 12.00 Noon Sunday

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## Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

## Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

## Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.





GROUND FLOOR  
1400 sq.ft. (130.0 sq.m.) approx.

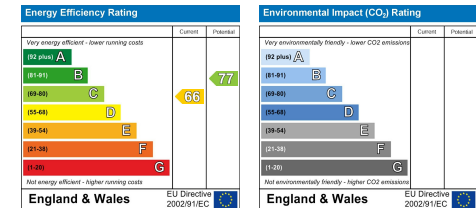


TOTAL FLOOR AREA: 1400 sq.ft. (130.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

The property is best approached by travelling from our office in Dinmore Grange, Hartshorne turning right onto Woodville Road, Hartshorne, (A514) continue along this road where the property can be found on the right hand side clearly denoted by our distinctive red For Sale board. For SAT NAV purposes use DE11 7HW



Seabrook House, Dinmore Grange, Hartshorne,  
Swadlincote, Derbyshire DE11 7NJ

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## COUNCIL TAX

Band: E

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



## THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

## GENERAL INFORMATION

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 you are contemplating travelling some distance to view the property.

## MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

## THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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