



**651 Burton Road
Midway, DE11 0DL
Reduced to £329,950**

lizmilsom
properties 

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**** LIZ MILSOM PROPERTIES LTD **** SUBSTANTIALLY REDUCED with MOTIVATED SELLERS we 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 location, the Agents HIGHLY RECOMMEND AN EARLY INTERNAL INSPECTION which will reveal: Reception Porch, spacious Lounge, fitted Breakfast Kitchen, 3 generous sized bedrooms and family bathroom. To the outside there are private non overlooked front and rear south facing 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 "D" - Council Tax "C" . TO VIEW : CALL the multi-Award winning Agents LIZ MILSOM PROPERTIES - Open - Late till 8pm Thursdays.

- DETACHED 3 BEDROOMED BUNGALOW
- Ample off road parking
- Spacious Lounge
- Family Bathroom
- No UPWARD CHAIN
- Set on an impressive private garden plot
- Fitted Kitchen
- 3 Generous sized Bedrooms
- Stunning Well Maintained GARDEN
- EPC Rating: D Tax - C



Location

The property occupies a pleasant position set well back from the road on a generous sized plot on this premier well established road. Midway 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 Tamworth and East Midlands Parkway.

The Well Presented Accomodation

Reception Hallway

This deceptively spacious property is entered via the solid wooden front entrance door which leads directly into the Reception Hallway. with fitted radiator. The Reception Hallway is carpeted and gives access to the three generous sized Bedrooms, spacious Lounge and the family Bathroom.

Spacious Lounge

13'1" x 12'9" (4.0 x 3.89)
Situating off the Reception Hallway, the spacious Lounge has two dual aspect double glazed windows offering plenty of natural light. Having carpeted flooring, radiator, TV point, centre light point, coving to the ceiling and a particular feature of this room is the open fire with complimentary surround and views overlooking the south facing rear garden.

Reception Room Two/ Bedroom 3

12'11" x 12'6" (3.94m x 3.82m)
Access from the hall, this room could be multi-functional with door leading through to Lounge, bay window overlooking the front elevation, wooden exposed flooring, two fitted radiators, centre light point and TV point.

Breakfast Kitchen

17'3" x 7'4" (5.28 x 2.25)
Located to the rear of the property, the Kitchen has windows to both the side and rear elevations which overlook the delightful rear garden. Having ample wall and floor mounted units with rolled edge work surfaces over, 1 1/2

bowl sink and drainer, electric oven, gas hob and extractor are included in the sale. With plumbing and space for appliances., two fitted radiators and carpeted flooring. There is part tiling to the walls and UPVC rear entrance door leading out to the impressive south facing rear garden and seating area which is a proper sun trap.

Family Bathroom

8'6" x 4'11" (2.60 x 1.5)
Again accessed off the Reception Hallway is the family Bathroom consists of the three piece suite - with panelled bath and shower over, low level WC and pedestal wash hand basin. The flooring is carpeted, part-tiling to the walls, radiator and obscure double glazed window.

Bedroom One

13'2" x 13'0" (4.03 x 3.98)
Located overlooking the front elevation, this bedroom is a generous sized double with bay window, carpet to the flooring, centre light point and radiator - this is a great sized double Bedroom. with distant views over the countryside.

Bedroom Two

12'9" x 10'5" (3.89m x 3.20m)
Bedroom Two is located overlooking the rear elevation being a good sized DOUBLE Bedroom. Having wooden flooring, centre light point and radiator.

Outside

This bungalow sits on an extensive plot with OFF ROAD PARKING in abundance with potential for more.....Having a long driveway running alongside a screened hedged front garden which is mainly laid to lawn with established shrubs and trees. The driveway in turn leads to the rear access gate and single GARAGE with light and power.

The rear south facing garden MUST BE SEEN to be appreciated - it has an array of established flower borders, shrubs and trees along with its very own privet hedge "MAZE" ideal for all ages who enjoy the outdoors. This beautiful garden is stunning and non-overlooked with two sheds and an outside tap.

AGENTS NOTE: This bungalow must be viewed to appreciate the SIZE and potential on offer (subject to relevant planning).

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.

Available:

9.00 am – 6.00 pm Monday to Friday (Late Night until 8.00 pm Thursday)
9.00 am – 4.00 pm Saturday
10.00 am – 12.00 Noon Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

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.

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.

Measurements

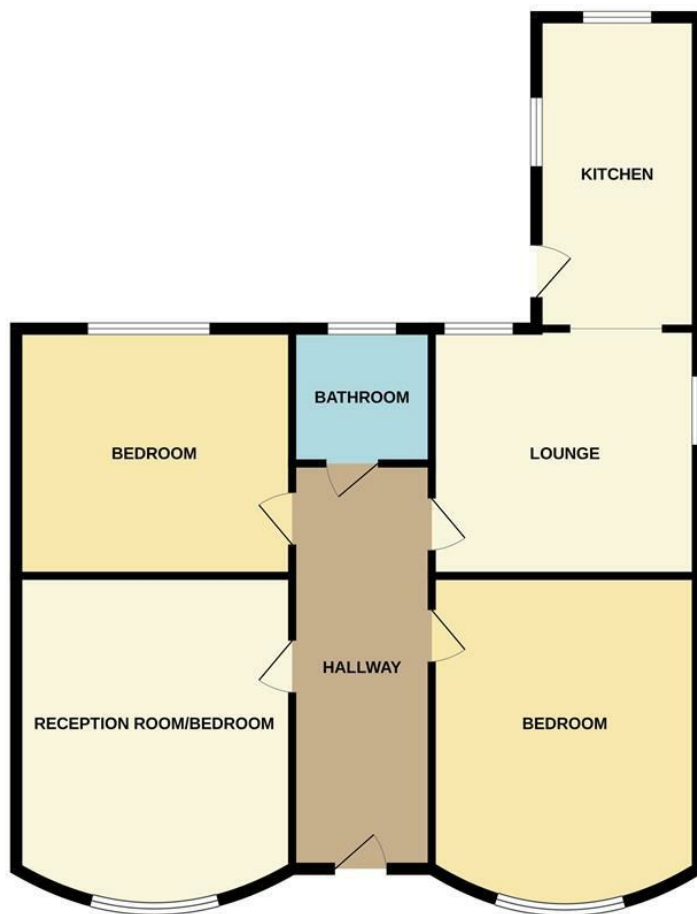
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended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

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.



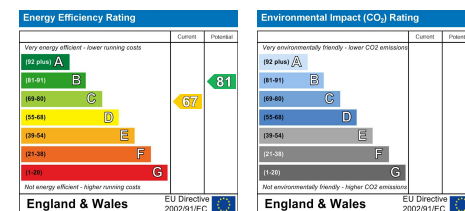
GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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

For SatNav Purposes - DE11 oDL



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

Directors: E M Milsom G T Milsom



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COUNCIL TAX

Band: C

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

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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