



**26 The Leys**  
**Newhall, DE11 0TZ**  
**£290,000**

**lizmilsom**  
**properties** 

## 26 The Leys, Newhall, DE11 0TZ

**\*\* LIZ MILSOM PROPERTIES \*\*** are delighted to offer this EXTENDED, 3 BEDROOM DETACHED family home is offered CHAIN FREE. Benefitting from a non-estate position, the property briefly comprises; Reception Hall, spacious Lounge, splendid P shaped Conservatory, fitted Breakfast Kitchen. To the first floor there are three generous sized Bedrooms, two with fitted wardrobes and first floor bathroom including shower. Occupying a level plot, externally, there is an above average sized GARAGE, plenty of OFF ROAD PARKING for several vehicles and delightful well cared for gardens. Early viewing is advised. EPC rating D - Council Tax C Excellent road links with easy access to the M42, A511 and A38 ..... TO VIEW - Call our dedicated sales team at LIZ MILSOM PROPERTIES - Late nights Thursday till 8pm

- Offered with NO UPWARD CHAIN
- Lounge, Kitchen/Diner ideal for family
- 3 generous bedrooms, family bathroom
- Smart ample parking for 3-4 vehicles
- Delightful fully enclosed rear garden.
- A splendid detached family home
- Splendid P shaped Conservatory
- Gas central heating and double glazing
- Above average sized 1.5 garage
- Early viewing high recommended.



## Location

Newhall is well placed for the commuter with excellent road links leading to the towns of Burton on Trent, Ashby de la Zouch and excellent motorway networks, with easy access to the M42/M1. A bus stop is situated within close proximity of the property and local amenities are situated within High Street and Main Street, Newhall including shops, Sainsbury's Convenience Store, hairdressers, Doctors, chemist etc. Schooling has never been easier within this village as Infants, Primary and Secondary are all on the same site, which makes dropping off or walking very easy catering for all age groups. The property occupies a pleasant non estate position set back from the road on a splendid plot.

## Overview - Ground floor

The property benefits from gas central heating and double glazing throughout including a splendid sized 'P' shaped Conservatory.

The main entrance to the property is to the front entrance door which opens in to an inviting hallway with useful Cloaks cupboard. This has doors off to the ground floor accommodation and stairs off to the first floor

The spacious lounge area has a large walk in bay window to the front aspect, having a fitted reproduction fireplace with tiled inserts and fitted gas fire, fitted wall lights and fitted carpet.

Also off the hall is the splendid fitted kitchen/diner, which is a great sized room perfect for family needs, with an excellent range of wall and floor mounted units with plenty of appliance space, including eye level electric oven and hob with extractor, plenty of other appliance space with work surface areas over and inset stainless steel sink unit with mixer tap over. Built in useful under stairs cupboard serves as a Pantry and houses the Worcester gas boiler which we understands serves the central heating and domestic hot water systems. Ceramic tiled floor which then extends to the dining area with French doors leading into the splendid Conservatory.

Completing the ground floor accommodation is the Conservatory with brick built base and large uPVC windows overlooking the rear garden and patio with patio doors leading to the rear garden.

## Overview - First floor

It should be noted the high quality blinds would be included in the sale price.

Stairs from the Hall rise to the first floor and spacious landing with window overlooking the rear aspect., access to loft hatch and fitted carpet.

There are three generous sized bedrooms, two double are located to the front of the property one having a range of fitted wardrobes. The single bedroom three, is located to the rear overlooking the rear garden.

Completing the first floor accommodation is the well equipped fully tiled family bathroom with four piece suite comprising of a white suite of corner bath, separate shower cubicle, pedestal wash basin and WC. Recessed lighting and tiled flooring.

## IMPORTANT NOTES

Please note that this property is a Probate sale, currently the Probate is awaited, so Contracts cannot be exchanged until the Grant of Probate is received.

## The well cared for accommodation:-

### Reception Hall

10'6 x 6'6 (3.20m x 1.98m)

### Spacious front facing Lounge

16'0 x 10'0 plus bay (4.88m x 3.05m plus bay )

### Fitted Kitchen Diner

19'7 x 9'5 (5.97m x 2.87m)

### Fantastic P shaped Conservatory

21'7 x 11'6 reducing to 8'8 (6.58m x 3.51m reducing to 2.64m)

## First floor and landing

### Double bedroom One

11'4 x 9'7 (3.45m x 2.92m)

### Double Bedroom Two

11'2 x 9'8 (3.40m x 2.95m)

### Bedroom Three

9'10 x 7'9 (3.00m x 2.36m )

### Family bathroom with four piece suite

7'10 x 6'3 (2.39m x 1.91m)

## Outside - Front

The property occupies a prominent position on this well established street, the property stands back from the road behind a brick walled boundary with double wrought iron gates providing ample off road parking for several vehicles with a smart block paved driveway with circular flower bed. The driveway also continues to the:

### Above average sized 1.5 detached garage

21'6 x 11'6 (6.55m x 3.51m )

Perfect for any car mechanics that like to do their own repairs or a biker as there is plenty of room which could be used for additional storage if required. The garage has the benefits of a side access door, power and light supply and metal up and over.

### Fully enclosed rear garden

There are two gated access to either side of the property with wrought iron gates, which lead to the fully enclosed rear garden which comprises of two extensive patio areas, panelled fenced boundaries raised flower beds and artificial lawn for ease of maintenance.

## 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.

## 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

CLOSED - Sunday

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## Important Notes

Probate has been applied for and is currently awaited.

## 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.

LMPL/LMM/01.02.2024/1 DRAFT

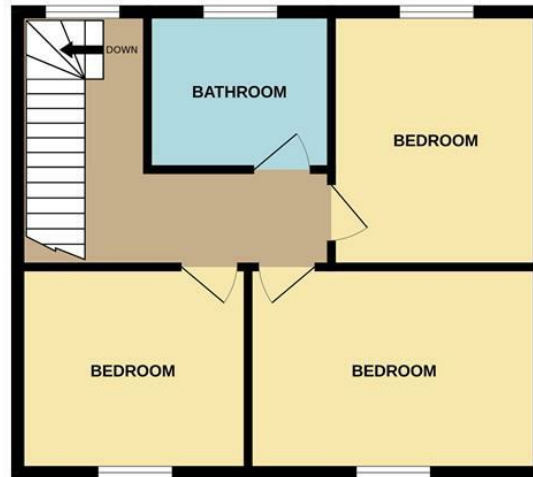
LMPL/LMM/16.02.2024/2 APP



GROUND FLOOR



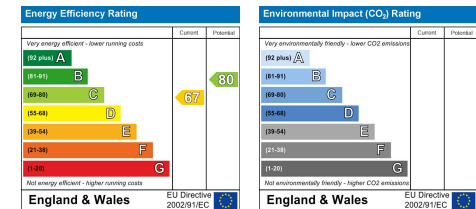
1ST FLOOR



## Directions

For SAT NAV purposes use DE11 0TZ

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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## 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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There will be a fee for mortgage advice. The actual amount you pay will depend upon your  
circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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