



38 Stirling Road
Hartshorne, DE11 7FP
£279,950

lizmilsom
properties 

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*** LIZ MILSOM PROPERTIES *** are delighted to bring to the market, this Fantastic, beautifully presented, four bedroom Semi detached family home, built by Ashberry Homes, offering **READY TO MOVE INTO** accommodation with **MOTIVATED SELLERS!!** Situated in a desirable semi Rural Location with delightful walks nearby and excellent road links for the commuter. Complete with landscaped rear Garden, stunning Kitchen/Diner, panelled Lounge with French doors, Superb Master bedroom with fitted wardrobes, three further generous bedrooms, En suite Shower Room & Family Bathroom. Side driveway with parking and Garage. EPC rating B - Council Tax C - Book your viewing today!

- Nearly new, Ashberry built 4 bedroomed home
- Modern open plan fitted kitchen / diner
- Good sized family bathroom on first floor
- 3 further bedrooms located on the first floor
- Balance of 10 Year NHBC Warranty
- Generous hallway and cloakroom
- Lounge with French doors to the garden
- Master suite to the top floor with en-suite
- Single Garage and/or off road parking
- Early viewing highly recommended by Agents



Location

Hartshorne View is an elegant development of 3, 4 and 5-bedroom homes, nestled in the picturesque countryside of South Derbyshire, at the heart of The National Forest. With convenient local amenities on your doorstep and a range of family attractions nearby, this development is sure to appeal to a wide audience of purchasers.

Bordering picturesque green space and close to excellent local amenities, the development is less than a mile from iconic historic buildings, such as the Grade II-listed Manor House and the 17th century St Peters Church. With miles of picturesque scenery to be explored, visitors are encouraged to embark on one of the area's many walking routes - stopping off to enjoy some home-made refreshments at one of Hartshorne's traditional village pubs.

The popular town of Swadlincote - known for its rich pottery and mining heritage - is just 1.5 miles away, boasting a pedestrianised high street peppered with independent local shops, pavement cafés and quaint eateries. Well-known for its strong sense of community, this vibrant town holds a regular farmers' market and borders the expansive Swadlincote Woodlands and Park, featuring lush woodlands, picnic areas and footpaths. The town has a plethora of leisure opportunities, including Swadlincote Ski and Snowboard Centre, Green Bank Leisure Centre and outdoor recreation spaces such as Maurice Lea Memorial Park and Eureka Park.

The market town of Ashby-de-la-Zouch is just four miles away, and is exceptionally popular with visitors and locals alike. A wonderful piece of English history can be uncovered at the Ashby de la Zouch Castle, less than 4.5 miles away. Dating back to the 12th century this manor house is an English Heritage site that has stunning landscaped grounds, an original tower, and an underground kitchen passage which is open to explore. The notable Calke Abbey is a Grade I listed country house which is also well worth a visit, with walled gardens and an orangery, as well as impressive gardens and grounds.

For an educational family day out, the Ashby-de-la-Zouch Museum presents the local history of Leicester with interactive displays, documentary films, guided walks, educational talks and child-friendly activities. For more active learning, The National Space Centre is a science and astronomy display and research facility that boasts hands-on interactive exhibits, authentic rockets and a fascinating space theatre.

The new development in Hartshorne are around 30-minutes' drive from the plentiful attractions of Derby, the UK's most central city. Derby's growing cultural reputation is well-deserved, with museums, galleries and historic buildings all within a 15-minute drive of the development. The notable Derby Museum and Art Gallery provides an enlightening day out for visitors of any age, presenting a wide range of nationally-important artefacts, accompanied by engaging activities and displays.

Perfect for the commuter with excellent transport links, with several major roads easily accessible from the development, including the A42 for the M1 in the north and the M42 in the south, the A511 for Burton upon Trent and the A514 for Derby. The nearest railway station is a 20-minute drive away in Burton upon Trent, and from there regular services run to numerous destinations, among them Nottingham, Tamworth, Birmingham, Derby and Sheffield. For national and international air travel East Midlands Airport is 15 minutes' drive away via the A42.

Overview brief description

A stunning beautifully presented 3 storey, 4 bedroom modern well equipped family home which is ready to move into, with gas central heating and UPVC double glazing throughout, off road parking and garage.

The Family Lounge is found to the rear of the home and runs the full width of the property. This room benefits from attractive wood panelled to a feature wall and French doors that lead out into the landscaped garden.

There is a attractive Reception Hall with staircase leading off to the first floor.

First off to the left is the Splendid fitted Kitchen/Diner having an extensive range of high gloss wall and floor units with complimentary work surfaces with built in oven, hob and extractor. There are many integrated appliances which provide clean lines which include fridge freezer, dishwasher, washing machine perfect for your first home. The kitchen is located to the front of the property with a generous sized dining area and practical flooring throughout.

The ground floor is completed by the Cloakroom with two piece suite.

The first floor has a small landing leading to three of the bedrooms, all being a generous size, there are two double and a generous single and finishing the first floor is the family bathroom.

Bedroom 2 and 3 is almost identical in size to bedroom 4, this room also has space for both a bed and wardrobes.

The first floor is completed by the Family Bathroom which benefits from high quality Roca sanitary-ware and attractive tiling with three piece suite including bath.

The second floor is dedicated to the impressive Master Bedroom, which runs the full length of the top floor, having an excellent range of wardrobes the full length of one wall and is the perfect retreat after a long day. The room has plenty of space for a large double bed as can be seen and plenty and additional storage if required over the stairs.

To the rear of the master Bedroom is the En-suite is generously sized and includes a impressive shower and Roca sanitary-ware, together with a velux sky light providing plenty of natural light.

The Roslinton is completed by a single garage and/or off road parking spaces.

Accommodation measurements:

Front Entrance Hall

Spacious rear Lounge

11'0 x 16'2 (3.35m x 4.93m)

Splendid fitted Dining kitchen

13'7 x 9'3 (4.14m x 2.82m)

First floor and Landing

Double Bedroom 2

9'3 x 12'8 (2.82m x 3.86m)

Double Bedroom 3

12'2 x 8'3 (3.71m x 2.51m)

Bedroom 4

7'6 x 9'1 (2.29m x 2.77m)

Family bathroom

6'6 x 5'7 (1.98m x 1.70m)

2nd floor and small Landing

Master double bedroom

16'5 x 12'5 (5.00m x 3.78m)

En suite

5'0x6'3 (1.52mx1.91m)

Outside

Front and rear gardens

Externally the property benefits from a recently landscaped rear garden with patio area, artificial lawn and raised pond. There are multiple seating areas with a patio area near the house and stoned area.

Side driveway providing off road parking

The driveway is situated to the side of the property with space for multiple vehicles in tandem and leads to the:

Detached garage

Side driveway leads to the detached brick built garage with pitched tiled roof, with up and over door.

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.

Important Note

Please note there is an estate management fee of approximately £109 per annum.

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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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.

LMP/LMM/MAC 15.02.2024/1 DRAFT



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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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

MAB 4202

