



**8 Quarrybank Lane**  
**Swadlincote, DE11 0FP**  
**£210,000**

**lizmilsom**  
**properties** 

## 8 Quarrybank Lane, Swadlincote, DE11 0FP

\*\* LIZ MILSOM PROPERTIES \*\* are excited to offer for sale this THREE-BEDROOM MID-TOWN house, situated in the Forest Grange Development and built by Morris Homes. The "DIDSBURY DESIGN" boasts a welcoming Reception Hallway, convenient ground floor Cloaks/WC, and a spacious Lounge area seamlessly connected to an open-plan Kitchen/Diner. To the First Floor there are three generously sized Bedrooms, with the Master featuring an En-suite Shower Room, along with a family Bathroom. Externally, the property offers the added convenience of two allocated OFF ROAD PARKING spaces, a valuable asset for any homeowner, along with a meticulously designed landscaped rear garden, perfect for outdoor enjoyment and relaxation. With an EPC Rating of "B" and a Council Tax Band of "B", this home offers both energy efficiency and affordability. If this sounds like the perfect fit for your family, don't delay—schedule a viewing TODAY.....

- Beautifully Presented Mid-Town House
- Landscaped Rear Garden
- 19'o Lounge Area
- Open Plan Kitchen/Diner
- Ground Floor Cloaks/WC
- Master Bedroom With Ensuite
- Two Further Bedrooms
- Family Bathroom
- OFF ROAD PARKING
- Hurry to View - NOT TO BE MISSED



## Location

The property is pleasantly situated on the impressive 'Forest Grange' development in Swadlincote by Morris Homes. The development is ideally located within walking distance of the bustling town centre. Swadlincote is well placed for the commuter with excellent road links leading to Burton upon Trent, Ashby de la Zouch and Derby with the major A-roads of the A444, A511 and A38. The M42 is also easily accessible which in turn leads to the major cities.

Swadlincote town itself, which has a good range of facilities including the Greenbank Leisure Centre, eateries, Cinema, a variety of supermarkets and shopping facilities and schools are also within walking distance. Doctors Surgery and Health Centre (located just down the road) and the bus station is central close to the Library.

## Ground Floor - Overview

The ground floor of the property offers a welcoming Reception Hallway leading to a convenient Cloaks/WC with a two-piece white suite. A second door opens into the spacious 19'0 Lounge Area, featuring a window to the front elevation, carpeted flooring, centre light point, TV point, and stairs leading to the first floor and landing. An open plan archway connects the Lounge Area to the modern Kitchen/Diner, creating a seamless flow. The Kitchen/Diner overlooks the rear elevation and boasts patio doors leading to the landscaped rear garden and patio area. The Kitchen is well-equipped with a range of wall and floor mounted units, integrated appliances, space for a free-standing fridge freezer, and plumbing for a washing machine. Overall, the ground floor provides ample space for comfortable living and entertaining.

## First Floor - Overview

Ascending from the ground floor, the stairs lead to the first floor and landing area, from which all accommodation branches off. The Master Bedroom, situated at the rear elevation, features carpeted flooring, a centre light point, radiator, TV point, and access to the modern and well-equipped Ensuite Shower Room. The ensuite comprises a three-piece suite consisting of a shower cubicle, low-level WC, and wash hand basin. Bedrooms Two and Three both overlook the front elevation and offer ample space, with carpeted flooring, centre light points, radiators, and TV points. Completing the first floor accommodation is the Family Bathroom, located at the rear elevation and featuring a three-piece white suite.

## Reception Hallway

### Ground Floor Cloaks/WC

6'1 x 3'0 (1.85m x 0.91m)

### Spacious Lounge

19'2 x 12'11 (5.84m x 3.94m)

### Kitchen/Diner

15'11 x 9'2 (4.85m x 2.79m)

### Stairs to First Floor & Landing

### Master Bedroom

11'4 x 9'0 (3.45m x 2.74m)

### En-suite Shower Room

9'0 x 3'10 (2.74m x 1.17m)

### Bedroom Two

13'0 x 9'0 (3.96m x 2.74m)

### Bedroom Three

7'6 x 7'4 (2.29m x 2.24m)

### Family Bathroom

6'7 x 6'1 (2.01m x 1.85m)

## Outside - Overview

Externally, the property offers convenient allocated OFF ROAD PARKING for two vehicles adjacent to the front elevation. This parking area is situated next to a tarmac driveway and a low-maintenance, charming front garden.

Access to the rear garden is provided via the Kitchen/Diner or a service gate leading from a rear access path directly into the property's garden area. The landscaped rear garden is a standout feature of this family home, offering practicality and aesthetic appeal. It includes an Astroturf area for ease of maintenance, steps leading down to a large patio area retained by logged sleepers, and fenced panelled boundaries, providing privacy and security.

## Solar Panels

The property benefits from having Solar Panels which are owned by the current Vendors which can be passed to any potential Buyers.

## 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, Tuesday, Wednesday

9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

## 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.

## Important Note Service Charges

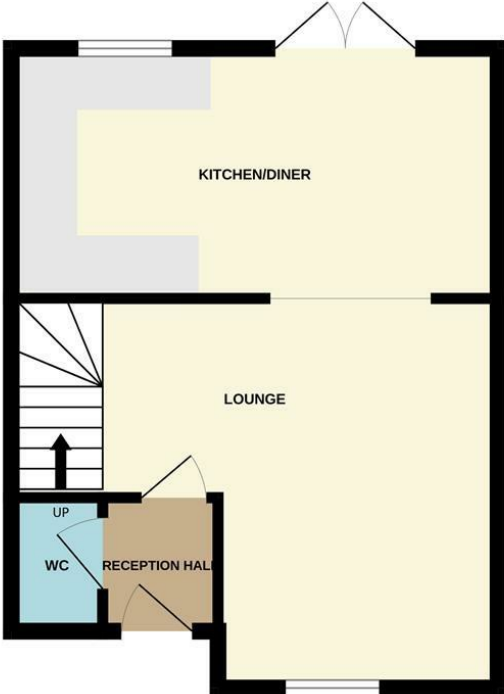
A Service charge is extra on this property which is to maintained the many communal areas, playground and landscaped areas, we believe this cost is around £160.00 per year to Ground Solutions.



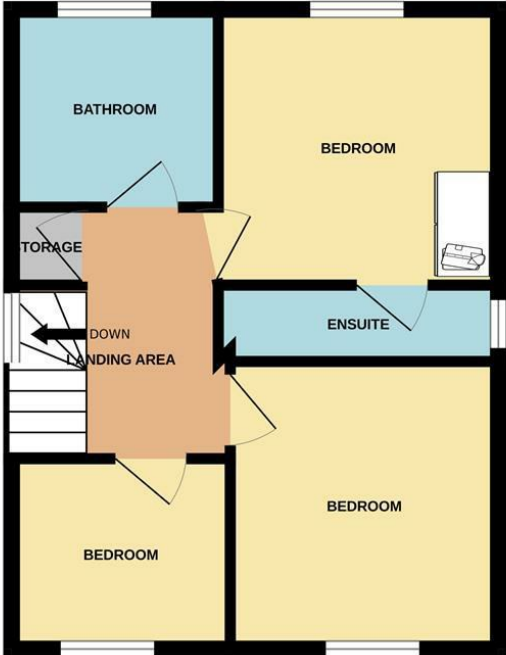
# Directions

For SatNav Purposes Follow DE11 oFP

GROUND FLOOR  
371 sq.ft. (34.5 sq.m.) approx.

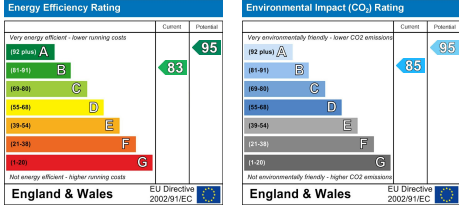


1ST FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 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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## COUNCIL TAX

Band: B

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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