



426a Burton Road
Midway, Swadlincote, DE11 0DW
£315,000

lizmilsom
properties 

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*** LIZ MILSOM PROPERTIES *** are delighted to offer for sale this nearly new, well appointed detached bungalow with a modern luxury finish, on a small private development, which must be viewed to be fully appreciated. Having the balance of the 10 Year LABC Warranty. The immaculately presented accommodation comprises a Living room with double opening doors leading into the splendid fully fitted contemporary granite topped Dining/kitchen and overlooks the rear gardens. An 'L' shaped hallway leads to the two generous bedrooms, the main bedroom complete with dressing area, separate Cloaks/WC, completing the accommodation a family shower room. This delightful property is ideally placed for commuting for Burton On Trent, Ashby De La Zouch, or indeed Derby or North via excellent commuter roads M42, and links, yet convenient for town centre amenities and local shopping. EPC rating B - Council Tax C. Viewing absolutely essential!

- Nearly new detached Bungalow with remainder of Warranty
- Immaculate and well presented throughout
- Hallway, Spacious Living Room, Separate WC
- Two well proportioned bedrooms one with Dressing area
- Attached garage, off road parking well maintained garrdens
- Small select cul-de-sac serving four properties
- Gas centra heating and double glazed
- Splendid fitted Dining Kitchen including appliances
- Modern well equipped family Shower Room
- Viewing an absolute must! Call LIZ MILSOM PROPERTIES today!



Location

Midway lies very close to the market town of Swadlincote and is located approximately equidistant between Burton upon Trent in the south-east and Ashby de la Zouch to the north-west. The town offers a mixed range of local amenities and facilities including numerous supermarkets, a multiplex cinema, shopping centre, sports facilities and associated doctors' surgeries. The high street retains independent retailers. To the south of Swadlincote, located approximately two miles distant, is the hamlet of Albert village, offering immediate access to National Forest plantations linking through to Conkers National Forest centre and associated cycle tracks, walks, the Youth Hotel Associate and Conkers Visitors Centre. Swadlincote provides road links via the A511 and Ashby de la Zouch to the A42 dual carriageway with road links south-west toward Birmingham and north-east to the M1 motorway network close to Nottingham East Midlands Airport. The property is self is located in a very small select cul-de-sac of individual detached Bungalows, approached via a private driveway.

The immaculately presented accommodation must be v

L Shaped Hall

12'6 x 4'1 (3.81m x 1.24m)

Front facing Lounge

11'0 x 10'10 (3.35m x 3.30m)

Splendid fitted Kitchen/Diner

14'6 x 9'9 (4.42m x 2.97m)

Separate WC

2'10 x 4'2 (0.86m x 1.27m)

Double bedroom One

9'2 x 10'9 (2.79m x 3.28m)

Dressing room accessed from Bedroom One

8'4 x 6'3 (2.54m x 1.91m)

Bedroom 2 Rear

9'10 x 10'10 (3.00m x 3.30m)

Well equipped Shower Room

6'4 x 7'8 (1.93m x 2.34m)

Outside

Front and rear well maintained gardens

The property is approached over a block brick shared driveway leading to a private lock brick parking apron with open plan front lawns having maturing shrubbery borders. The rear gardens have been landscaped with gated access to lawns with a raised paved patio, having balustrade surround and steps leading down to garden with lawn, flower borders and separate vegetable area, and patio area. Gated access is available to the side elevation

Attached single garage

Larger than average garage, having roller shutter door, power and light points.

Off road parking

The property is approached over a block brick shared driveway leading to a private lock brick ample parking apron with open plan front lawns having maturing shrubbery borders.

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

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.

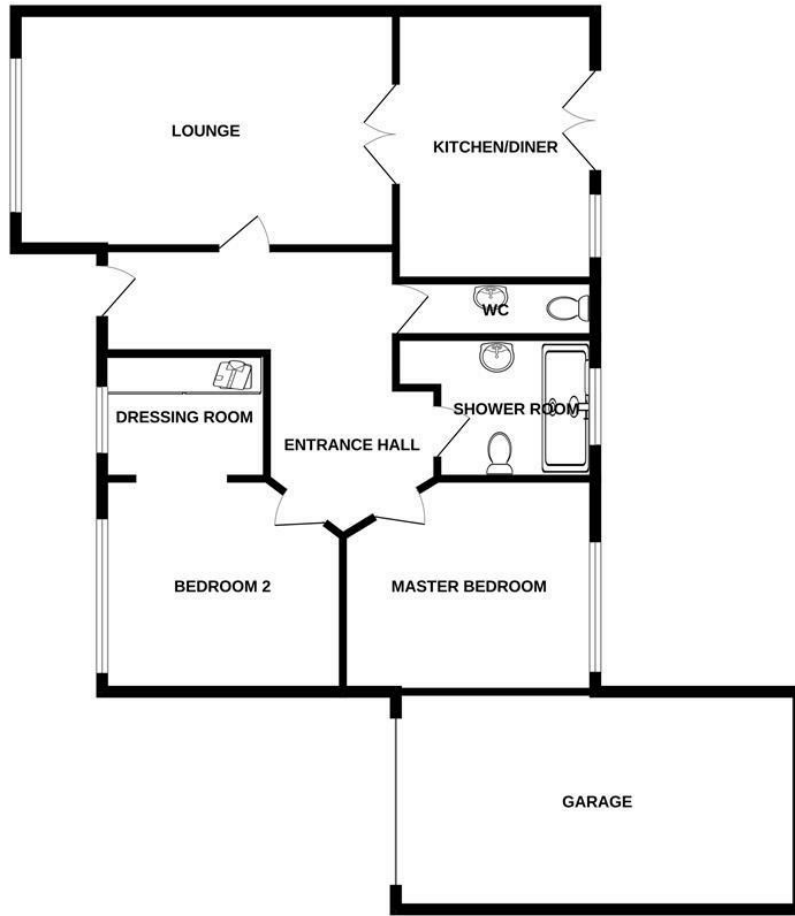
Disclaimer

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.

LMP/LMM/MAC DRAFT 24/4/2024



GROUND FLOOR
925 sq.ft. (85.9 sq.m.) approx.

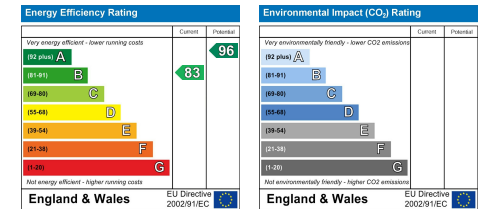


Directions

For Sat Nav Purposes use DE11 0DW

TOTAL FLOOR AREA: 925 sq.ft. (85.9 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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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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Your home may be repossessed if you do not keep up repayments on your mortgage.
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.

MAB 4202

