



**68 High Street  
Swadlincote, DE11 0HU  
Offers over £220,000**

**lizmilsom**  
properties 

## 68 High Street, Swadlincote, DE11 0HU

**\*\* LIZ MILSOM PROPERTIES \*\*** Hurry to view this beautifully up-graded 3-Bedroom DETACHED Family Home - OWNERS ARE MOTIVATED TO SELL THE PROPERTY having been REDUCED by £20,000 - Location is key and this property ticks all the boxes, close to local shops, amenities and both Junior and Secondary schools alike. Offered with NO UPWARD CHAIN the property in brief comprises; Reception Hallway, spacious Lounge, Breakfast Kitchen, Conservatory, Three Bedrooms and Family Bathroom. Having newly fitted carpets throughout and modernised to a very high standard - this property is READY TO MOVE INTO..... EPC Rating "C"/Council Tax Band "B" - Interested? Hurry to view.....

- Upgraded 3-bedroom DETACHED Family Home
- NO UPWARD CHAIN
- Modern Breakfast Kitchen
- Three Bedrooms
- OFF ROAD PARKING & Garage
- Convenient location - close to amenities
- Reception Hallway
- Spacious Lounge/Conservatory
- Contemporary Family Bathroom
- NEWLY FITTED CARPETS



## Location

Newhall has excellent bus routes into Swadlincote and neighbouring towns. The property is also ideally located for schools which include, infant, primary and comprehensive. Swadlincote itself is approximately a mile as away where there are excellent local amenities, including a variety of shops, eateries and a local cinema Newhall is well placed for the commuter with excellent road links leading to the towns of Burton upon Trent , Swadlincote and Ashby de la Zouch, and the cities of Derby, Leicester, Nottingham and Birmingham are easily accessible via the A444 and A38 road links leading to the east midlands motorway networks.

## The Well Presented Accommodation

### Reception Hall

The entrance to the property is located on the side elevation, accessed through a UPVC door leading directly into the Reception Hallway. The hallway features core matting flooring and newly fitted carpets. It includes a useful hanging rail and stairs leading to the first floor and landing. From the landing, there are doors leading to both the Lounge and Breakfast Kitchen.

### Modern Fitted Kitchen

10'6 x 7'7 (3.20m x 2.31m)

The newly updated Kitchen, overlooking the front elevation, has been beautifully renovated by the current owners. It features a modern grey Howdens kitchen with contrasting black door furniture. The kitchen offers ample work surface areas with an inset sink, drainer, and a boiling water tap. The flooring, laid in vinyl, complements the kitchen space. The sale includes integrated electric oven, hob, and extractor. Additionally, there is plumbing and space for appliances.

### Spacious Lounge

16'1 x 10'10 (4.90m x 3.30m)

The spacious Lounge, measuring 16'0, is situated at the rear elevation of the property. It includes an understairs storage cupboard, radiator, centre light point, and newly fitted carpets. Double patio doors with side casement windows lead through to the Conservatory, creating a bright and open living space.

### Conservatory

11'10 x 8'2 (3.61m x 2.49m)

A wonderful addition to this family home is the Conservatory. It features a brick-built base, vinyl flooring, and doors that open out to the rear garden and patio area, seamlessly blending indoor and outdoor living spaces.

### Stairs leading to the First Floor & Landing

From the Reception Hallway, a staircase leads up to the landing area, from which all first-floor accommodation branches off.

### Bedroom One

14'1 x 10'10 (4.29m x 3.30m)

The Master Bedroom, generously sized and overlooking the rear elevation, features a large picture window that floods the room with natural light. It has newly fitted carpets, a radiator, and a centre light point. Additionally, it boasts a range of fitted wardrobes, providing ample storage space.

### Bedroom Two

10'10 x 8'10 (3.30m x 2.69m )

Bedroom Two is a great sized DOUBLE Bedroom again with fitted wardrobes, a radiator and newly fitted carpets, The ample space of a second double bedroom is always a plus, providing plenty of room to personalize and relax.

### Bedroom Three

10'10 x 6'7 (3.30m x 2.01m)

The third bedroom is a comfortable single room featuring a fitted wardrobe, newly fitted carpet, centre light point, and radiator. Its position overlooking the front elevation. The ample space provided in this room allows for multiple uses such as a Bedroom, Nursery or Study - ideal for those working from home.

### Family Bathroom

8'2 x 5'7 (2.49m x 1.70m)

Completing the accommodation, the family bathroom boasts a newly fitted modern contemporary suite. This includes a low-level WC, a stylish rectangle waterfall wash hand basin set within a practical storage unit with tiled splashbacks. Additionally, there is a bath featuring tiled side panels, a glass shower screen, and an inset mains "Mira" shower, providing both convenience and luxury.

### Outside - Front

The front elevation offers convenience and space with a tarmac and stone driveway, providing ample OFF ROAD PARKING for two vehicles. Additionally, there's an integral SINGLE GARAGE with an up-and-over door, equipped with light and power. This garage also serves as a third off-road parking space, making it ideal for larger families needing extra parking options.

### Outside - Rear

Through the wooden side gated access there is a spacious side pathway leading to the generously sized rear garden. Enclosed by fenced panelled boundaries with a stone walled border, the garden offers both privacy and security. Additionally, there's a patio area perfect for entertaining guests.

\*\* It's worth noting that the vendor is currently in the process of laying a lawn in the rear garden, and the photograph depicts the garden once the lawn has been laid.

## Viewing Strictly Through Liz Milsom Properties

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### Services

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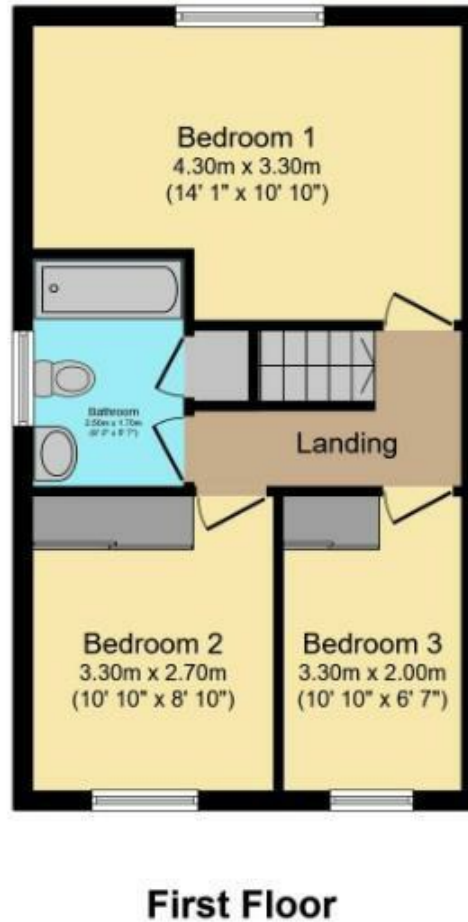
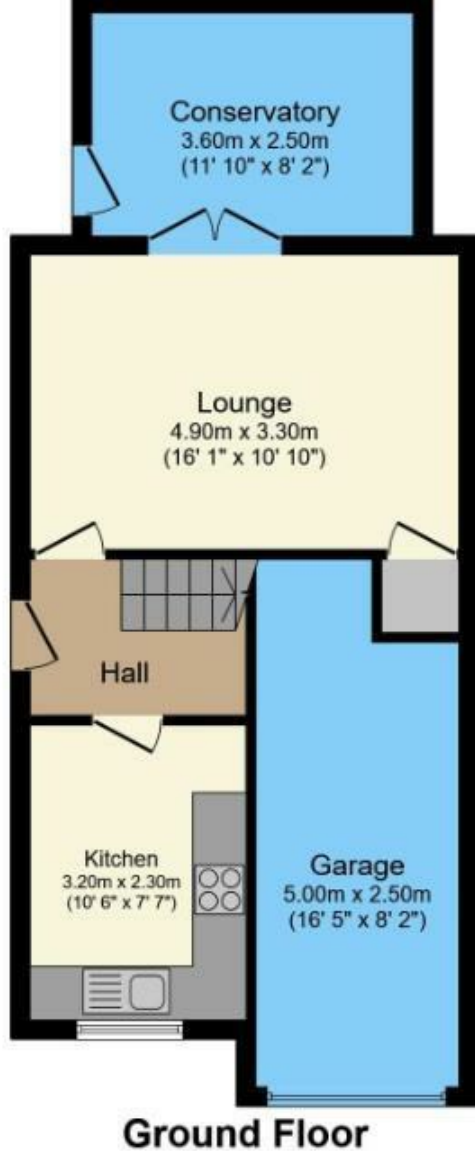
### Measurements

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.

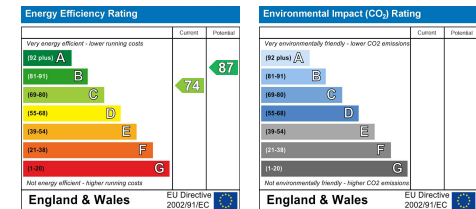




## Directions

For Sat Nav purposes use postcode DE11 0HU

Total floor area 93.5 m<sup>2</sup> (1,007 sq.ft.) approx



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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

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## THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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