



**6 Headstock Drive**  
**Swadlincote, DE11 9FY**  
**£235,000**

**lizmilsom**  
**properties** 

## 6 Headstock Drive, Swadlincote, DE11 9FY

**\*\* LIZ MILSOM PROPERTIES \*\*** are delighted to offer for sale this MODERN SEMI-DETACHED FAMILY HOME. Internally, the property features a welcoming reception hallway, a well-appointed fitted kitchen, a spacious lounge diner with patio doors opening onto the rear garden, and a convenient ground floor cloakroom/WC. The first floor comprises two double bedrooms and a further single bedroom, with a contemporary en suite & family bathroom completing the accommodation. Externally, the home offers allocated off-road parking and a beautifully established rear garden, perfect for outdoor relaxation and entertaining - EPC Rating "B"/Council Tax Band "C".....HURRY TO VIEW

- 3 Bed Semi-Detached Family Home
- Modern Fitted Kitchen
- Spacious Lounge Diner
- 3 good size bedrooms
- En Suite
- Family Bathroom
- Great size private Rear Garden
- Off Road Parking
- Close to local amenities
- EPC: B / Tax Band : C



## Location

Headstock Drive is located at Manorfields - a development from St Modwens Homes - and is situated just off the A444 at Castle Gresley. Situated close to Swadlincote in South Derbyshire, Castle Gresley is a thriving and established village with a variety of amenities and facilities including parks, pubs and shops including Post office Centrally located, it is well placed for the commuter with access to the A444/A38/A50/M42/M1 and wider ranging retail and leisure facilities in nearby Swadlincote, Ashby-de-la-Zouch, Tamworth and Burton-on-Trent.

## Entrance Hall

Upon entering the property you are greeted by a spacious entrance hall with wooden effect flooring, doors off to the ground floor rooms and stairs rising to the first floor accomodation

## Fitted Kitchen

12'11 x 6'9 (3.94m x 2.06m)  
The modern fitted kitchen has a wide range of matching wall and base units, with complimentary work-surfaces over. There is a stainless steel one and a half bowl sink unit with drainer and mixer tap over, an integrated gas hob with extractor hood over, an electric oven, and space & plumbing for appliances.

## Downstairs WC

Fitted with a white two-piece bathroom suite, comprising; low level W/C and wash hand basin.

## Spacious Lounge/Diner

15'7 x 14'6 (4.75m x 4.42m)  
This generous reception room provides a fabulous place to relax and has ample room for all free-standing furniture, along with a TV Point and large french patio windows overlooking the rear elevation. This property also benefits from a stunning electric log burner with fire surround. There is also space for a dining table and chairs and access to a useful under-stairs storage cupboard.

## First Floor Stairs & Landing

The carpeted staircase leads to the first floor landing, where there are doors off to all the bedrooms and the family bathroom, along with loft access.

## Bedroom One

11'1 x 10'11 (3.38m x 3.33m)  
A spacious double bedroom, with a window to the front elevation, and a door through to the:

## En Suite

Fitted with a three piece bathroom suite, comprising; low level W/C, wash hand basin and shower cubicle complete with glass and chrome shower screen. There is a heated towel rail and an opaque window to the front elevation.

## Bedroom Two

12'4 x 7'1 (3.76m x 2.16m)  
Another well-proportioned double bedroom with space for free-standing furniture and a window overlooking the rear garden.

## Bedroom Three

8'9 x 7'1 (2.67m x 2.16m)  
A comfortable single room with a rear-facing window.

## Family Bathroom

A modern three-piece suite comprising a low-level W/C, wash hand basin, and panelled bathtub with shower over and glass and chrome shower screen, complemented by a heated towel rail and a window to the side elevation.

## Outside

Front: The property is set back from the road with a well-kept fore garden and access to parking spaces at the side.  
Rear Garden: A fantastic private garden featuring a large patio area perfect for entertaining. The remainder of the garden is laid to lawn, providing a great space for outdoor activities.

## Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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9.00 am – 4.00 pm Saturday  
Closed - Sunday

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## 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.

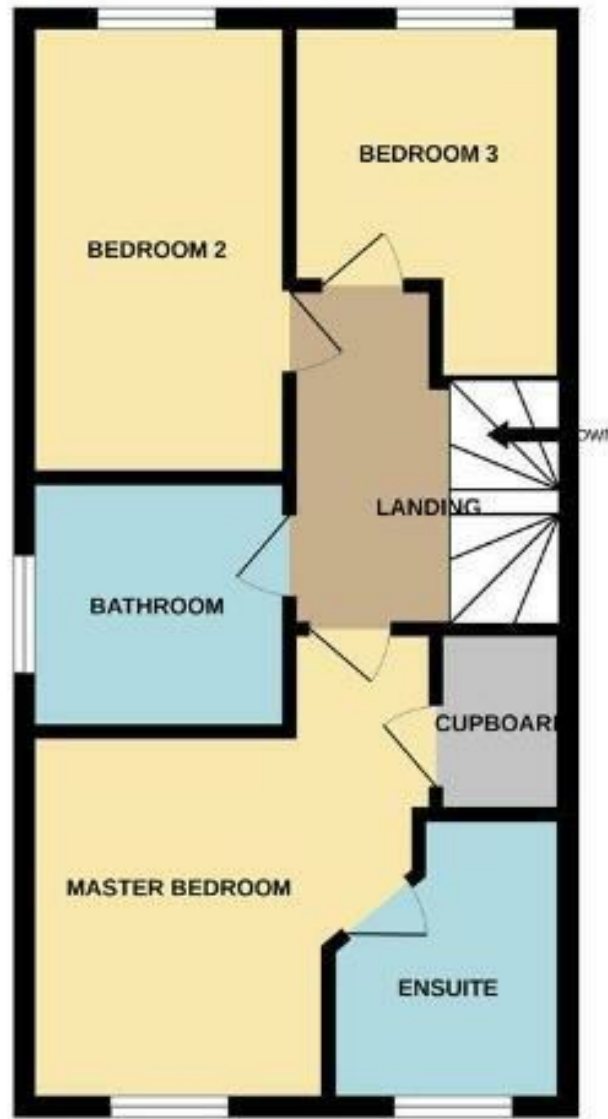
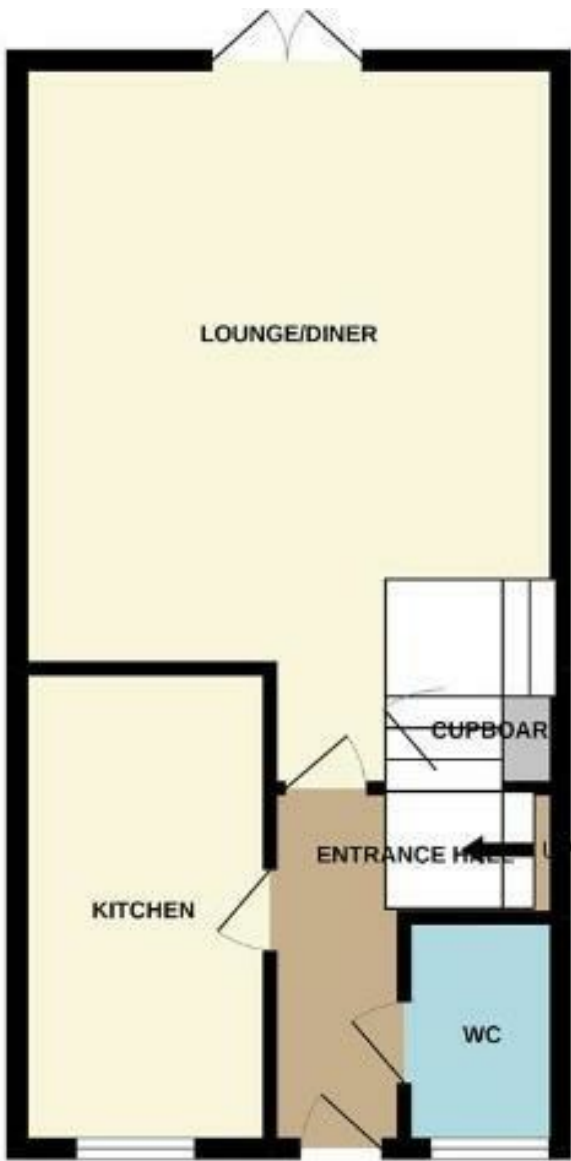
## Measurements

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

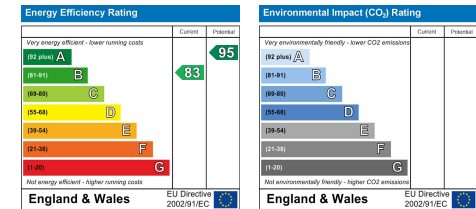
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.





## Directions

For Sat Nav purposes use the postcode DE11 9FY



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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

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