



4 Blenkinsop Close
Hartshorne, Swadlincote, DE11 7FJ
£237,950

lizmilsom
properties 

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**** NEW PRICE RELEASE ***** Perfect for first time buyers & downsizers, with **MOTIVATED SELLER**, this immaculate, three bedroomed **FAMILY HOME** occupies a lovely location, with plenty of walks in beautiful countryside, with **OFF ROAD PARKING** for two vehicles, splendid fitted Dining Kitchen, Master bedroom with En Suite, 2 further bedrooms, family bathroom and delightful landscaped rear garden. EPC rating B - Council Tax Band C. **HURRY TO VIEW** - Call our dedicated sales team at **LIZ MILSOM PROPERTIES** - Late night Thursdays till 8pm.

- Checkout this superb 3 bedroomed semi
- Gas central heating & double glazed
- Hall, Cosy Living Room, Splendid fitted Dining Kitchen
- Two further bedrooms . Family bathroom
- Side driveway providing off road parking
- Perfect for down-sizers and first time buyers!
- Adjacent to countryside with plenty of walks
- Master bedroom with fitted wardrobes & En Suite
- Delightful landscaped rear garden
- View early to appreciate all that is on offer!!



Location

Hartshorne village is located approximately 4 miles north of Ashby de la Zouch within the county of South Derbyshire. The village offers access to many local woodland walks and nature trails including Hartshorne Wood with uninterrupted countryside views nearby Foremark Reservoir with its associated sailing club and visitors centre. The village boasts a local Church of England Primary School rated good by Ofsted in 2018. Additional village amenities and facilities include public houses, including the Mill Wheel, a character bistro with restaurant facilities, the Bulls Head & The Rodney, a village Cricket Club, a Veterinary Surgery, a Village Hall, Parish Church and part time Post Office every Tuesday.

The beautifully presented accommodation :-

Entrance Hall

Living Room

14'0 max x 11'5 max (4.27m max x 3.48m max)

Inner Hall with stairs off to first floor

Splendid fully integrated Kitchen/Dining room

15'0 max x 10'10 (4.57m max x 3.30m)

First floor and Landing

Master Bedroom located to rear

12'2 max x 11'0 max (3.71m max x 3.35m max)

En Suite Shower Room

Bedroom Two

10'3 x 7'5 (3.12m x 2.26m)

Bedroom Three

7'3 x 6'11 (2.21m x 2.11m)

Family bathroom

Outside

Side driveway providing off road parking

Delightful landscaped rear garden

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.

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

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

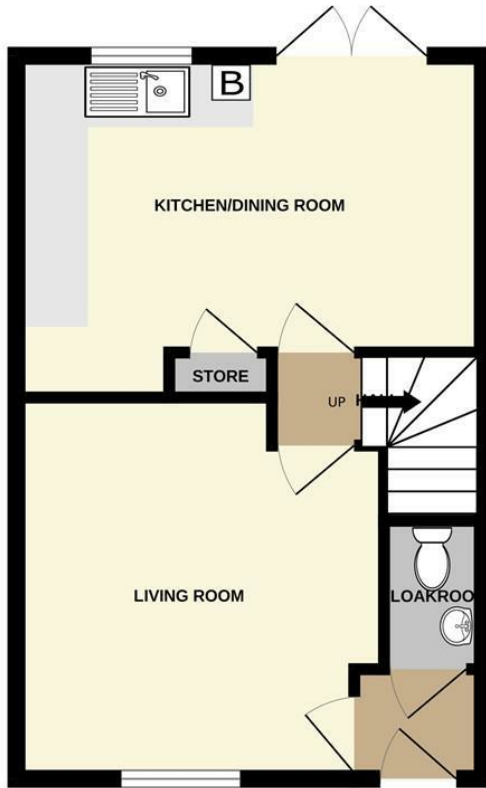
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the

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.

LMPL/LMM/15.07.2024/1 DRAFT



GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.

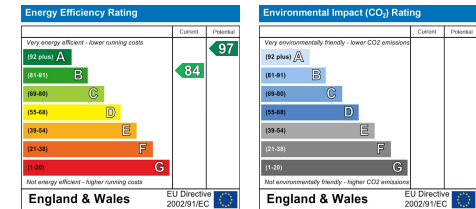


TOTAL FLOOR AREA : 723 sq.ft. (67.2 sq.m.) approx.

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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Directions

Built by Ashberry Homes, which benefit from a desirable location in this semi-rural village, a short drive from the towns of Swadlincote and Ashby-de-la-Zouch. This 3-bedroom semi-detached home will be of appeal to first-time buyers, families and commuters to Burton upon Trent, Derby and Loughborough. The property is best approached by leaving our office in Dinmore Grange, Hartshorne, turning right onto the A514, Woodville Road, Hartshorne proceed for a short distance turning right into the development into Stirling Road, follow the road around and take the first right into Herbert Drive and Blenkinsop Close is situated off to the right, with the subject property being located on the right hand side. Please note that there is no For Sale board at this property.



Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom



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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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 Mortgage Advice Bureau

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

