



24 Farm Side
Swadlincote, DE11 0RP
Reduced to £174,950

lizmilsom
properties 

24 Farm Side, Swadlincote, DE11 0RP

****A MUST VIEW PROPERTY**** - Looking for the WOW factor, then checkout, this tasteful decorated 3 bedroom EXTENDED FAMILY HOME. which comes with an open plan kitchen diner, spacious Living room, modern family bathroom, 3 bedrooms, low maintenance rear garden, & ALLOCATED OFF ROAD PARKING Cul-de-sac location HURRY TO VIEW this ready to move in to FAMILY HOME, call the Award Winning Agents, LIZ MILSOM PROPERTIES now on 01283 219336

- Three Bedroom Extended Family Home
- Fabulous Kitchen Diner
- Spacious Lounge
- 3 Good size bedrooms
- Modern Family Bathroom
- Private Rear Garden
- Allocated parking
- Tastefully decorated throughout
- Ideal First time buyer home/ Buy to let
- EPC: C / Tax band : A investment



Location

The popular South Derbyshire village of Newhall is well placed for the commuter with excellent road links via the A511 leading to Burton upon Trent, Ashby de la Zouch and Loughborough, the M42 & A38 are also easily accessible providing quick links to the midlands motorway networks. There are both primary and secondary schools in Newhall together with doctors surgery, chemist, convenience store and a parade of shops within the High Street. A local bus service runs just a short distance away providing easy access into the nearby market town of Swadlincote and surrounding areas.

Overview

Property Description: 24 Farm Side, Newhall

Welcome to 24 Farm Side, a charming and thoughtfully extended home nestled in a peaceful row off the main cul-de-sac in Newhall. This beautifully presented property offers a blend of modern living and functional space, perfect for families or first time buyers looking for a starter home.

Ground Floor:

As you approach the property, a welcoming entrance porch greets you, providing a perfect spot to store coats and shoes. Stepping inside, you are welcomed into the inviting lounge area, featuring a staircase leading to the first floor, carpeted flooring, tv point and window overlooking the front aspect , the lounge flows seamlessly into the heart of the home - the extended kitchen diner.

The modern kitchen boasts a range of wall and base units providing ample storage, fully equipped with a built-in gas hob, electric oven, dishwasher, and washing machine. Additionally, there are designated spaces for further appliances. The kitchen opens up into a spacious dining/family area, creating a wonderful open-plan space ideal for both everyday living and entertaining. French doors lead from the dining area to the rear garden, flooding the room with natural light.

First Floor:

The first floor accommodates three well-appointed bedrooms and a re-fitted family bathroom. The master bedroom, located at the front overlooks the front elevation, features fitted wardrobes, offering ample storage space. The second bedroom, also a double, overlooks the rear garden and also

benefits from built-in wardrobes. The third bedroom, a single, is situated at the front and comes with its own built-in wardrobe. The stylish family bathroom is equipped with a panelled bath with shower over , pedestal wash hand basin, and low level WC, completing the accommodation on this floor.

Outside:

The property enjoys a pleasant garden at the front, laid to lawn, providing a welcoming first impression. The rear garden is a private, featuring a stone paved patio area perfect for enjoying dueing the summer months , and an artificial lawn for low-maintenance enjoyment. A gate at the rear of the garden offers convenient access to the rear and side of the property, where a private parking space is located.

Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

Spacious Lounge

15'8 x 14'6 (4.78m x 4.42m)

Fitted Kitchen Diner

15'8 x 14'5 (4.78m x 4.39m)

Bedroom One

12'4 x 8'5 (3.76m x 2.57m)

Bedroom Two

10'9 x 8'5 (3.28m x 2.57m)

Bedroom Three

9'10 x 5'10 (3.00m x 1.78m)

Bathroom

Viewing Strictly Through Liz Milsom Properties

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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.



COUNCIL TAX

Band: A

The vendor informs us that the property is , 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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MAB 4202

