



24 Tower Road
Hartshorne, DE11 7EU
£499,950

lizmilsom
properties 

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LIZ MILSOM PROPERTIES LTD is thrilled to present this charming TWO BEDROOM Bungalow, situated on an expansive plot with stunning views of rolling countryside. This delightful property features a great sized Lounge with bay window, a versatile Second Reception Room, a spacious Kitchen/Diner, two generous DOUBLE Bedrooms, and a Shower Room. Externally, you'll find a detached GARAGE/Workshop, along with ample OFF-ROAD PARKING for several vehicles and motorhome/caravan standing space. EPC "F"/Council Tax Band "D" - With tremendous potential to extend and enhance, this property is a must-see. Don't miss your chance – book your viewing today!

- TWO BEDROOM Bungalow - extensive plot
- NO UPWARD CHAIN/Probate Granted
- Breathtaking views over rolling countryside
- Lounge and versatile Second Reception Room
- Spacious Kitchen/Diner
- Two generous DOUBLE Bedrooms
- Modern Shower Room
- Detached GARAGE/Workshop
- OFF-ROAD PARKING for several vehicles
- Huge potential for extension



Location

Hartshorne is a highly popular village in South Derbyshire approximately 2.0 miles east of Swadlincote and approximately 4 miles west of Ashby de la Zouch, a popular market town offering a range of local amenities and facilities together with transport links and via the A42 dual carriageway to East Midlands conurbations and beyond. Woodville close by also offers a range of village amenities within one mile of the property, including local convenience mini-supermarket, schools, to suit all ages. Post Office, do it your self/Ironmongers large Store, local eateries and Doctors surgery with in house Pharmacy. The village is also located on the fringe of the National Forest with associated countryside walks and easy access to Conkers National Forest, Moira Furnace Road. Excellent road links to also lead to Nottingham East Midlands Airport and Birmingham Airport together with main line Intercity rail links at Tamworth and East Midlands Parkway.

Overview - Internally

The property is entered via a uPVC front entrance door leading into the Reception Porch and through to the Reception Hallway, with all accommodation branching off from here. The spacious Lounge is located at the front elevation, featuring a walk-in bay window, a bespoke fireplace with a working chimney, a side elevation window, a centre light point, and a radiator – a truly generous living space. Opposite the lounge is the first of two DOUBLE Bedrooms, boasting a front elevation window, centre light point, included blinds, and a radiator. The Second Reception Room is a great size with a side elevation window, an electric fire within a surround, a centre light point, and a radiator. From here, access leads to the spacious Kitchen/Diner, offering fantastic views of the rear garden and rolling countryside. This kitchen includes oak wall and floor units, LVT flooring, an electric oven, hob, extractor fan, space and plumbing for appliances, and an inset sink with drainer. A door from the kitchen leads out to the rear garden and patio area. Returning through the Reception Hallway, the second DOUBLE Bedroom overlooks the rear elevation and is another generous-sized room. Completing the accommodation is a Shower Room with fully tiled walls and a modern three-piece suite.

Front Entrance Porch

Reception Hallway

Spacious Lounge

15'7" x 14'0" (4.75m x 4.29m)

Reception Room Two

12'1" x 11'11" (3.69m x 3.65m)

Kitchen/Diner

13'0" x 11'11" (3.97m x 3.65m)

Bedroom One

13'1" x 13'0" (4.01m x 3.98m)

Bedroom Two

12'8" x 11'1" (3.87m x 3.40m)

Shower Room

9'8" x 8'1" (2.96m x 2.47m)

Outside - Overview

The front elevation of the property is designed for low maintenance, offering AMPLE OFF-ROAD PARKING that extends along the side of the generously sized plot, providing stunning views of the rolling countryside. The front is mainly laid to lawn with a central pathway leading to a large patio area, perfect for outdoor enjoyment. A DETACHED garage with an up-and-over door and side service access offers additional convenience, while further OFF-ROAD PARKING is available at the rear, including hardstanding space for larger vehicles. This exterior space offers practicality and plenty of room for expansion or storage.

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.

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.

Services

Water, LPG 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.



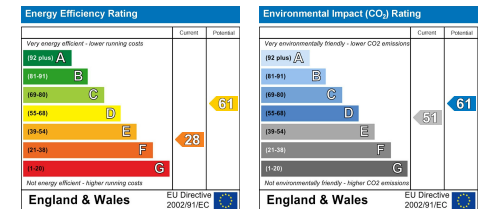
GROUND FLOOR
1200 sq.ft. (111.5 sq.m.) approx.



TOTAL FLOOR AREA: 1200 sq.ft. (111.5 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

For SatNav purposes follow DE11 7EU



Seabrook House, Dinmore Grange, Hartshorne,
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COUNCIL TAX

Band: D

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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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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