



29 Sage Drive
Woodville, Swadlincote, DE11 7JX
£199,950

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*** LIZ MILSOM PROPERTIES *** are delighted to offer for sale, this SMART beautifully presented STARTER HOME OR INVESTMENT PROPERTY, perfect for first time buyers & downsizers! With MOTIVATED SELLERS, this modern spacious semi-detached home offers two DOUBLE bedrooms, well proportioned fitted Dining kitchen, Lounge & superb family Bathroom. Delightful enclosed rear garden, GARAGE & OFF ROAD PARKING. Excellent road links, easy access to M42. Call the Award winning Agent, Liz Milsom Properties TO VIEW. EPC rating Awaited - Council Tax Band B,

- Ideal Starter Home!!
- Modern fitted Kitchen/Diner
- Family Bathroom
- Garage & Off Road Parking
- Beautifully presented
- Perfect for first time buyers
- Spacious Lounge
- Enclosed Rear Garden
- Must Sought After Location
- Motivated sellers - VIEW EARLY!



Location

Woodville is an extremely popular area due to its closeness to all amenities which include local schools, primary & secondary, Chemist, local convenience stores, eateries, children's Nursery, Doctors surgery and Petrol station. In Swadlincote, which is approximately 2 miles travelling distance there is the Green Bank Leisure Centre and Swadlincote Dry ski slope for recreational purposes. Woodville is well placed for the commuter with excellent road links to the A511, A514, A444 leading to Ashby-de-la-Zouch, Burton upon Trent, Derby and the M42 is approximately 4 miles travelling distance leading to the M1 conurbation with Nottingham and Birmingham City centres.

The immaculate Accommodation In More Detail;

The property is in Show home condition and benefits from gas central heating via a replacement Baxi 400 gas boiler which is located in the kitchen/diner. There is double glazing throughout, the property has been decorated and is well maintained and also benefits from window shutters to the majority of windows and quality new internal doors with hardware.

Reception Hall

PVCu front door provides access to the Reception with door into the cloakroom cupboard, radiator, tiled floor, ceiling light point and door to the lounge.

Spacious Lounge

15'0 x 11'10 (4.57m x 3.61m)
Tastefully decorated, a focal point of which is the fire surround with matching hearth and ornamental electric fire. Stairs lead off to the first floor, fitted carpet, ceiling light point, TV aerial point, double glazed window to the front elevation and door to the kitchen/diner.

Fitted Kitchen/Diner

11'10 x 9'10 (3.61m x 3.00m)
Having an excellent range farmhouse of wall and floor mounted units, with rolled edge work surface areas and inset stainless steel sink unit with mixer tap over. Included in the sale is the four ring gas hob with matching fan-assisted 'Hotpoint' electric oven/grill and extractor hood over. Tiled flooring, ceiling light point, radiator, plumbing for automatic washer, appliance space, double glazed window and double glazed French doors leading to the rear garden. Laminate practical flooring. In the dining area there is attractive panelling to one wall with fitted wall lights.

First Floor and Landing

Carpeted stairs from the Hallway lead to the first floor, With built-in airing cupboard housing the hot water cylinder, ceiling light point, smoke alarm and radiator.

Double Bedroom One

9'10 x 9'3 exc wardrobes (3.00m x 2.82m exc wardrobes)
Located to the rear of the property having loft access, fitted carpet, radiator, ceiling light point and built-in double wardrobes with sliding doors.

Bedroom Two

11'10 maximum x 8'10 (3.61m maximum x 2.69m)
Located to the front of the property, with practical laminate flooring, ceiling light point, feature wood panelled wall, radiator, fitted carpet and generous storage cupboard.

Refurbished Family Bathroom

6'1 x 5'1 (1.85m x 1.55m)
Having a three piece modern white suite comprising of panelled bath with shower over, pedestal wash hand basin and closed closet WC. Attractive tiling to a herringbone design, extractor fan, recessed lighting, radiator and opaque double glazed window to the side elevation.

Outside - Front

The property is set back from the road behind a small lawned fore-garden with shaped border with specimen evergreen buxus and heather. Path leads to the front door side driveway leading to the garage.

Single Garage

With metal up and over door, ight and power supply. and rear service door leading to the rear patio and garden.

Enclosed Rear Garden

Being a generous sized rear garden, with an extensive sized patio area, lawn with bark bed borders and a further patio area which is ideal for entertaining. Outside lighting, outside tap,

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

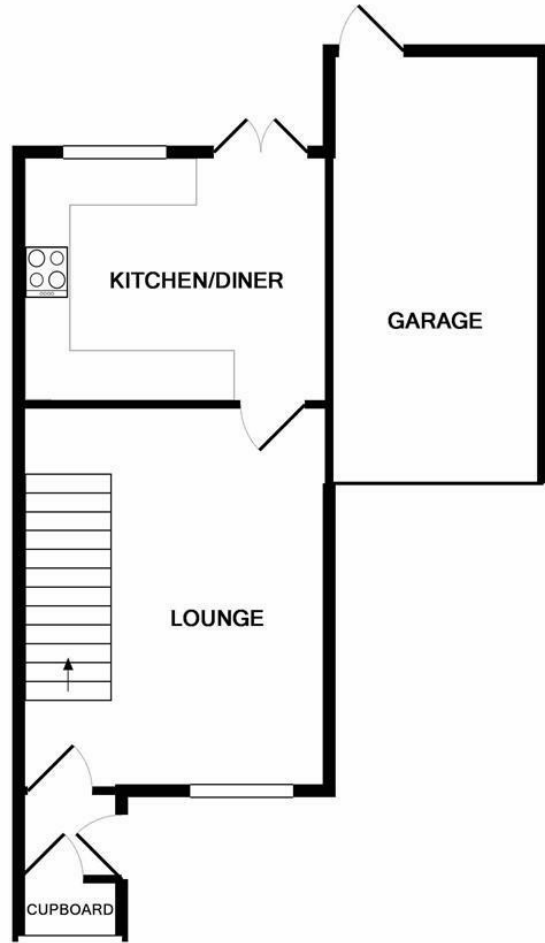
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer

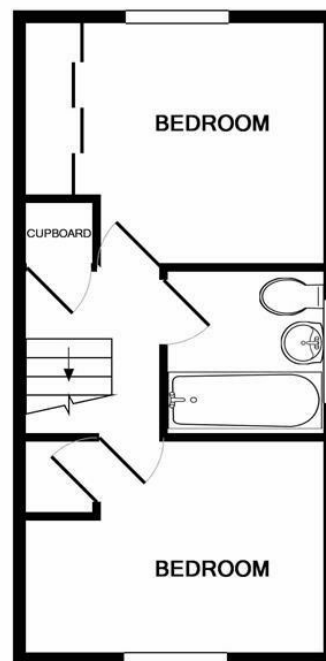
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

LMPL/LMM/16.09.2024/ 1 DRAFT





GROUND FLOOR

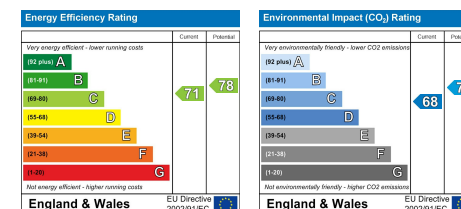


1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

The property is best approached by travelling from our office in Hartshorne along the A514 towards Woodville. Upon reaching the Tollgate roundabout take the fourth exit into Burton Road, Woodville (A511) and proceed for a short distance, passing the Doctors Surgery on the right hand side and turn right into Sorrel Drive. Proceed for some distance and Sage Drive is a turning on the right hand side, proceed into the cul-de-sac and the subject property is situated on the left hand side clearly denoted by our red distinctive For sale board. For SAT NAV purposes DE11 7JX



Seabrook House, Dinmore Grange, Hartshorne,
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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

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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