



28 Coton Park
Swadlincote, DE12 6RE
Offers over £165,000

lizmilsom
properties 

28 Coton Park, Swadlincote, DE12 6RE

**** LIZ MILSOM PROPERTIES LTD **** are excited to offer for sale this well proportioned 2 double bedroom mid terraced FAMILY HOME which requires UPGRADING, offering well proportioned accommodation, occupying a slightly elevated location with **SPLENDID** countryside views to the rear, benefiting from double glazing. Accommodation in brief: Two Reception Rooms, fitted Kitchen, two double generous Bedrooms and first floor family bathroom. Long rear garden overlooking woodland. Outbuildings. Excellent road links with easy access to the M42 and A38. EPC rating E - Offered with **NO UPWARD CHAIN** - Hurry to view, call the Award winning Agents, **LIZ MILSOM PROPERTIES** - Late Weekdays

- Offered with No upward chain
- Set in this National Forest village
- Two Reception Rooms
- Two double bedrooms
- Semi-rural location with views
- A great sized MID TERRACED home
- Double glazed & solid fuel central heating
- Fitted Kitchen
- Generous sized family bathroom
- EPC: / TAX BAND: A



Location

Coton Park, Linton, is situated in the Heart of the National Forest in South Derbyshire and is surrounded by woodland, fields and plenty of walks. The property is also well placed for access to the local towns of Swadlincote, Burton and Ashby - all offering a wide range of facilities - as well as being ideally located for the A444/M42 & A38 commuter routes.. For Recreational purposes there is a natural trail and Recreation park known as Badgers Hollow just a short walk away ideal if you have young children or children that have a passion for football.

Overview

Situated in a quiet and desirable location, 28 Coton Park is a charming 2-bedroom mid-terrace home that offers comfort, practicality, and a lovely setting. Benefiting from double-glazed windows and LPG heating.

Exterior:

Set well back from the road, the property boasts a large fore garden with a pathway and steps leading to the front entrance. This provides an appealing approach, offering plenty of outdoor space.

Ground Floor:

Upon entering, you are greeted by a welcoming reception hallway with stairs leading to the first floor. To the front of the property, the first reception room offers a cozy living space with a large window, allowing for plenty of natural light. This room includes a radiator, a central light point, and fitted carpet.

The second, more spacious reception room is located at the rear of the property and overlooks the generous garden. With its ample size, it offers plenty of flexibility as a dining or family room, featuring a radiator, carpeted flooring, and a TV aerial point.

The kitchen, located to the rear, is equipped with a range of white wall and base units, providing ample storage and worktop space. There is hard wearing flooring, room for appliances, with plumbing in place, an electric oven, and extractor hood. A door from the kitchen leads directly to the rear garden, perfect for outdoor entertaining or relaxation.

First Floor:

Upstairs, the property offers two generous double bedrooms. The front bedroom enjoys elevated views and is fitted with a radiator, central light point, and laminate flooring. The second double bedroom overlooks the rear garden and features carpeted flooring, making it a modern and practical space.

Completing the first floor is the family bathroom, which is spacious and well-appointed with a four-piece suite including a panelled bath, shower a pedestal wash hand basin, and a low-level WC. The bathroom is further enhanced by laminate flooring, and an opaque window to the rear elevation.

This property is ideal for first-time buyers, small families, or investors, offering ample living space and a peaceful setting in Linton.

Reception Porch

5'8 x 4'1 (1.73m x 1.24m)

Front Reception Room

12'9 x 9'4 (3.89m x 2.84m)

Rear Reception Room

12'6 x 12'2 (3.81m x 3.71m)

Fitted Kitchen

12'4 x 8'8 (3.76m x 2.64m)

Bedroom One

11'2" reducing to 12'6" x 12'7 (3.40m reducing to 3.81m x 3.84m)

Bedroom Two

12'7" x 9'8" (3.84m x 2.95m)

Family Bathroom

9'5" x 8'7" (2.87m x 2.62m)

Outside

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

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, LPG bottles 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.

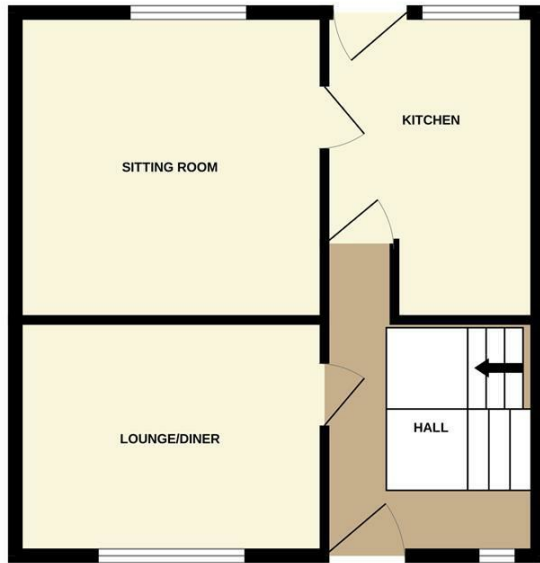


Directions

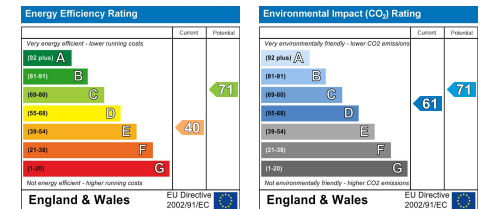
For Sat nav purposes use the postcode DE12 6RE

GROUND FLOOR

1ST FLOOR



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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COUNCIL TAX

Band: A

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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