



12 Ladyfields Sandcliffe Road
Swadlincote, DE11 7PZ
£319,950

lizmilsom
properties 

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Perfectly located within an exclusive Cul-de-sac LIZ MILSOM PROPERTIES are delighted to offer this 3 bed Detached Bungalow, offered with NO UPWARD CHAIN. Benefitting from gas central heating uPVC double glazing, the property offers ample OFF ROAD PARKING via a block paved driveway & attached Garage with electric roller door & great size private rear garden further enrich the appeal of this home. An EARLY internal viewing is highly recommended to appreciate the accommodation, which comprises a Entrance Hallway, spacious Lounge diner, fitted Kitchen, family bathroom, and three double bedrooms, one benefiting from an En-Suite. EPC rating C/ Council Tax Band D. Call LIZ MILSOM PROPERTIES today to secure your VIEWING appointment

- 3 Bed Detached Bungalow
- Fantastic Kitchen
- 3 Great size Bedrooms
- Private Rear Garden with additional courtyard
- Offered with No Upward Chain
- Spacious Lounge Diner
- Family Bathroom
- Ensuite
- Driveway & Garage provide ample parking
- EPC: / Tax Band : D



Location

Midway is an extremely popular residential location, situated in this exclusive select cul-de-sac, being very much sought after, with similar Bungalows throughout, which is adjacent to breath taking countryside offering many walks, with a convenience store and garage close by and local amenities. Midway which is a well-regarded village is handy for the nearby centres of Swadlincote, Ashby and Burton. The M42 is also easily accessible via Ashby, as is the A38 leading to Birmingham and Nottingham.

Overview

Upon entering this lovely bungalow, you’re greeted by a welcoming entrance hallway that provides access to all areas of the home, creating a sense of openness and flow. At the side of the property, the spacious lounge diner is perfect for relaxing and entertaining, featuring carpeted flooring, two double-glazed bow windows overlooking the side elevation, and a cozy coal-effect gas fire that adds warmth and character. This room is complete with a radiator and center light points, enhancing its inviting atmosphere.

The fitted kitchen is functional, with tiled flooring and wooden wall and base units that offer ample storage. Marble-effect rolled-edge worktops provide a practical workspace, while integrated appliances, including an oven with a gas hob and hood, fridge freezer and a drainer sink, make this kitchen ready for all culinary endeavors. There’s also plumbing for additional appliances, and a convenient side door leads out to the rear garden.

Bedroom One is a spacious double, boasting carpeted flooring, fitted wardrobes, and a window overlooking the delightful rear garden. It includes an ensuite shower room with a white three-piece suite consisting of a shower cubicle, a low-level WC, and a wash hand basin. The ensuite features tiled flooring and a frosted glass window for privacy.

Bedroom Two, located at the rear of the property, offers versatility as it is currently used as a second reception room. This bright and airy space features carpeted flooring, a radiator, and patio doors that open directly to the rear garden, making it a wonderful spot for relaxation or, alternatively, a double bedroom if required.

Bedroom Three is another well-sized room with carpeted flooring, a fitted wardrobe, and a window overlooking the front elevation.

The family bathroom completes the accommodation, featuring a white three-piece suite with a paneled bath, a low-level WC, and a pedestal wash hand basin. The bathroom is fully tiled on the floor and walls, with a frosted glass window and a radiator, providing both functionality and style.

This spacious bungalow, located on a peaceful cul-de-sac, is offered with no upward chain, making it an excellent opportunity for those looking for a well-appointed home in a quiet, desirable location.

Lounge Area

12'5" x 11'5" (3.79 x 3.48)

Dining Area

11'7" x 10'0" (3.55 x 3.07)

Fitted Kitchen

11'2" x 7'10" (3.42 x 2.40)

Family Bathroom

Bedroom

18'10" x 10'11" (5.76 x 3.35)

En Suite

Bedroom / Second Reception Room

11'8" x 11'5" (3.56 x 3.49)

Bedroom/Study

8'5" x 8'4" (2.58 x 2.56)

Outside - To the Front

At the front, this property enjoys a spacious corner plot, enhancing its curb appeal and providing a welcoming first impression. The patterned block-paved driveway is flanked by well-kept lawn areas on either side, adding a touch of greenery. This driveway leads directly to the garage, combining functionality with style. The thoughtful landscaping complements the home's exterior, making it an inviting place to come home to.

Outside - To the Rear

This rear garden is an inviting outdoor space, perfect for summer relaxation and gardening enthusiasts alike. With a generous lawn area, block-paved patio and a mix of well-maintained shrubs and hedges enhances privacy and adds to the garden's charm. The garden features a pathway that leads to both the front of the property and the side entrance door, adding convenience. There's also a pathway to the rear of the garage and courtyard. The current owners have used this area as a functional allotment, making it an excellent opportunity for gardening lovers to cultivate a vegetable garden.

This garden space offers a blend of relaxation and potential, providing a blank canvas for any gardener or outdoor enthusiast!

Garage

Single garage with electric roller door with light and power and rear door which leads out to the delightful rear garden.

Viewing Strictly Through Liz Milsom Properties

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Closed - Sunday

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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.

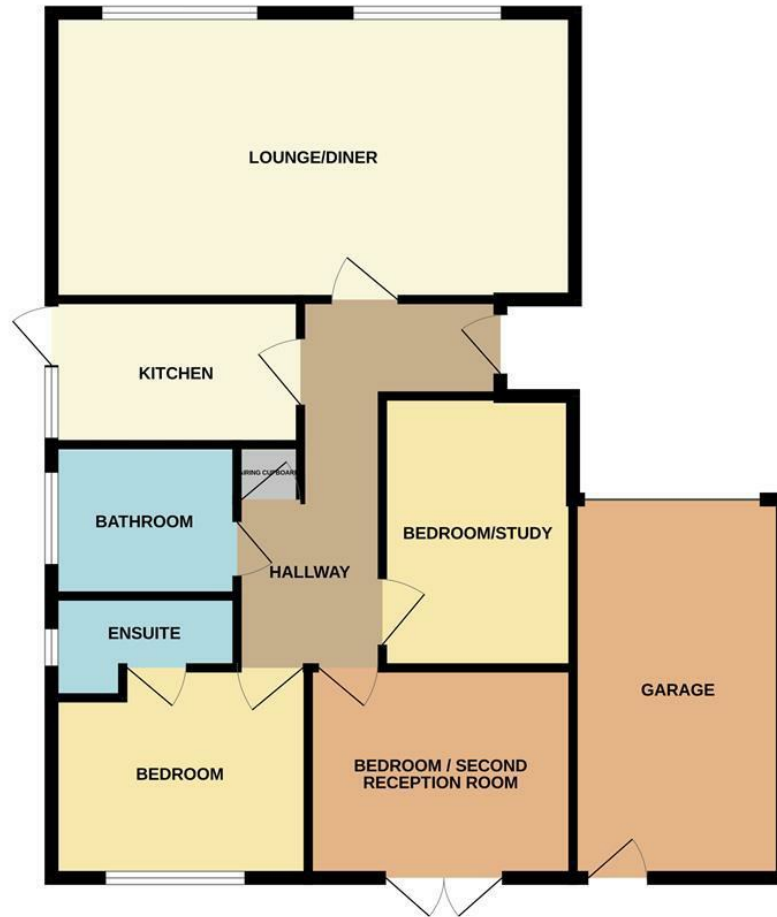
Disclaimer

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.



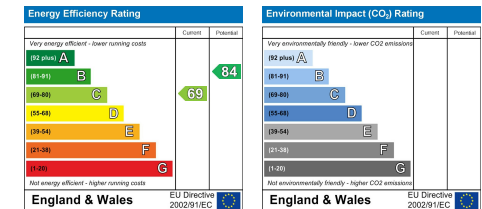
Directions

For Sat Nav Purposes use the postcode DE11 7PZ



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: 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

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THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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