



The logo for lizmilsom properties, featuring a red house icon above the text 'lizmilsom' in bold black letters, with 'properties' in red below it.

5 Chestnut Green
Swadlincote, DE11 9PX
£154,950

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5 Chestnut Green, Swadlincote, DE11 9PX

****LIZ MILSOM PROPERTIES LTD**** are delighted to offer this two bedroomed Bungalow which is ideal for independent retirement living, situated in the small select development of Chestnut Green. The property is managed by Longhurst Group and is AVAILABLE FOR THE OVER 60's. With an EPC Rating TBA The property benefits from having gas central heating, double glazing and offers compact and READY TO MOVE INTO accommodation with the added bonus of being offered with NO UPWARD CHAIN.

Within easy walking distance of the development is the Maurice Lea Memorial Park and a small parade of shops. The bungalow is LEASEHOLD, the service charge for the property is a monthly total of £120.79 per month (annual charge £1,449.48) and this includes maintenance, window cleaning, building insurance, general repairs and boiler service. All service charges are reviewed annually on the 1 April.

RARE OPPORTUNITY the Agents strongly recommend an early internal inspection to avoid disappointment, Call the Office - ALL VIEWINGS are ACCOMPANIED BY LIZ MILSOM PROPERTIES 01283 219336.

- 2 Bed Retirement Bungalow
- Spacious Lounge/Diner
- 2 Bedrooms - Master with Fitted Wardrobes
- Available to over 60s
- Offered with no Upward Chain
- Modern refitted Kitchen
- Well equipped Shower Room
- Communal Gardens & Parking
- Hurry to view - High Demand
- EPC: / Tax Band: B



Location

This retirement development is pleasantly situated off New Street Church Gresley, on a landscaped site with communal gardens including a rose arbour lawns areas and parking facilities. Within easy walking distance of the development is the Maurice Lea Memorial Park and a small parade of shops. More comprehensive shopping is available in Swadlincote town centre which is approximately 1 mile away.

The well presented accommodation in more detail:

Entrance Porch

3'8 x 3'7 (1.12m x 1.09m)
Step through the elegantly half-glazed front door, where you are welcomed by soft carpet flooring that invites you in. A cosy radiator provides warmth, leading you to the inviting door that opens into the spacious lounge/diner.

Spacious Lounge Diner

17'3 x 12'9 (5.26m x 3.89m)
The lounge diner benefits from carpet flooring, complemented by a charming walk-in window overlooking the front elevation, inviting natural light to fill the space. The room is further enhanced by a stunning feature fireplace, showcasing a traditional coal-effect electric fire provides character. Doors lead off into the kitchen and inner hallway.

Newly Fitted Kitchen

11'6 x 7'6 (3.51m x 2.29m)
The modern fitted kitchen, features laminate flooring, complemented by a window that frames a lovely view of the front elevation. A stylish stainless steel sink, complete with a modern mixer tap, is beautifully set against a backdrop of modern high gloss grey wall and base units .The laminate worktops offer a warm, inviting surface, accentuated by a tasteful tiled splashback. Ample space is provided for both a refrigerator and a washing machine, alongside a generously sized pantry for all your storage needs.

Inner Hallway

Carpet flooring. Access to loft. Doors leading to storage cupboard, bedrooms and shower room.

Bedroom One

11'4 x 9'8 (3.45m x 2.95m)
This spacious double bedroom features plush carpet flooring that adds warmth and comfort. While a window overlooking the rear invites natural light to illuminate the space. Convenient built-in wardrobes provide ample storage, combining style and functionality.

Bedroom Two

11'0 x 6'0 (3.35m x 1.83m)
This inviting single bedroom boasts carpet flooring , radiator ensures warmth, while sliding patio doors at the rear open gracefully onto a charming patio and established communal gardens, seamlessly blending indoor and outdoor living.

Shower Room

7'5 x 6'6 (2.26m x 1.98m)
The Shower Room benefits from a closed closet wash hand basin, low level WC complemented by a sleek glass shower cubicle. The Shower room features carpet flooring, along with a half-tiled splashback for added style. An extractor fan ensures proper ventilation, while an opaque window offers privacy. A door leads to the airing cupboard, which includes a towel radiator for convenience.

Outside

Beautifully landscaped established communal gardens with maintenance being carried out as part of the service charge.

Special Notes

Please be advised that the Scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by L&H Homes.

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- Tenure Type: Leasehold
- Lease Term: 125 Years granted 24/01/1995
 - Qualifying Age: Male over 60 and Female over 60
 - Service Charge : £120.79 pcm From 1st April

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

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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

Leasehold - 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

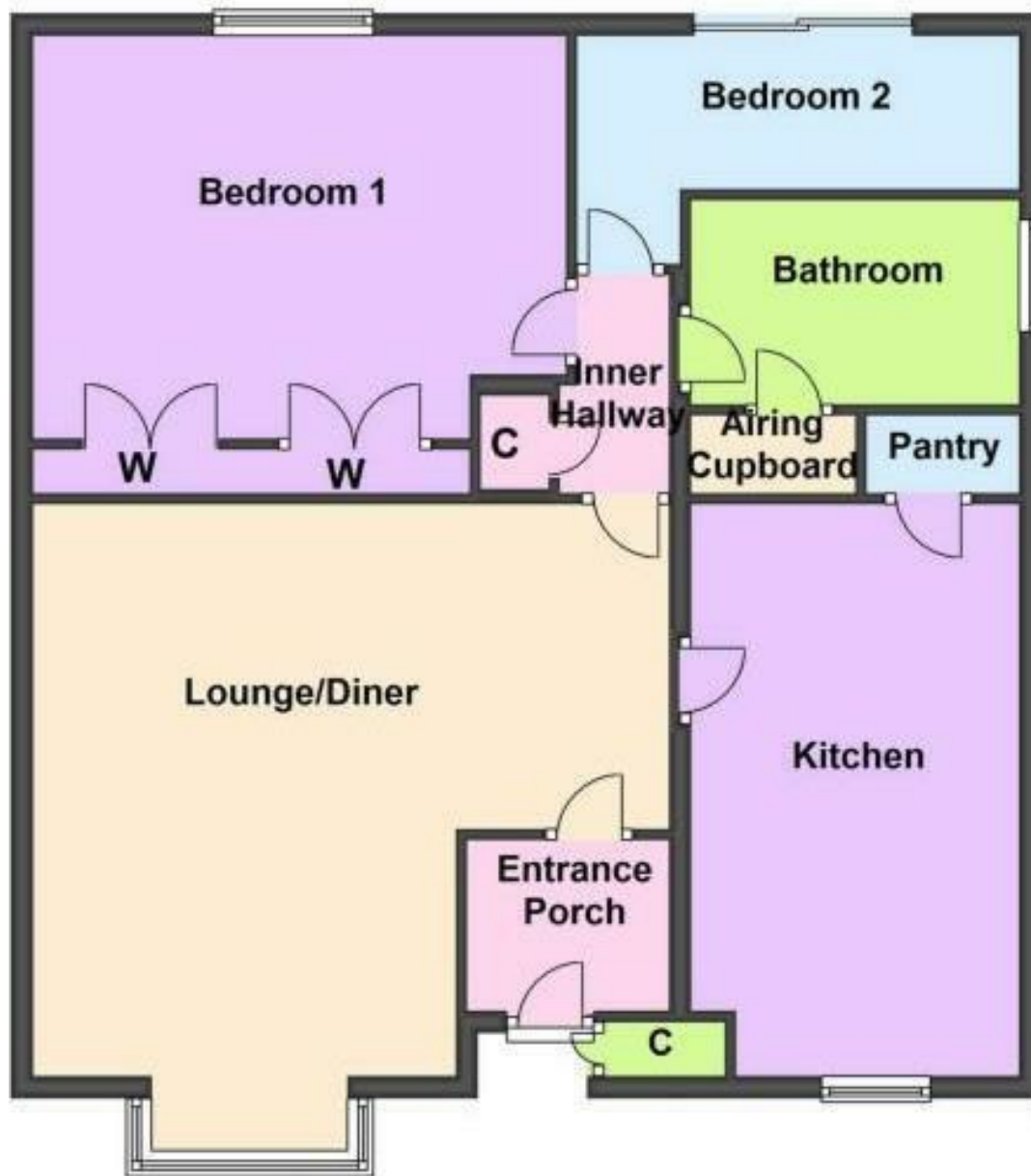
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended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

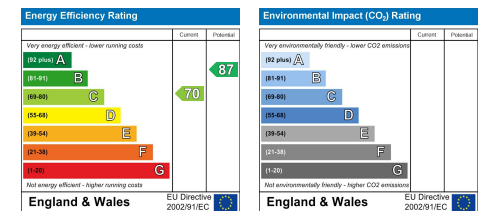
LMPL/EMM/LMM/o8.11.2024/1 DRAFT





Directions

For Sat nav purposes using DE11 9PX



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COUNCIL TAX

Band: B

The vendor informs us that the property is Leasehold, 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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