



**6 Lambersitch Drive
Swadlincote, DE12 6NZ
Reduced to £420,000**

lizmilsom
properties 

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**** LIZ MILSOM PROPERTIES **** Are delighted to present this This DETACHED EXECUTIVE home, located in the village of Overseal which offers an expansive and stunning property set on a mirrored plot. With spacious living areas and high-end features, it presents a fantastic opportunity for buyers. Act quickly to view this exceptional home before it's gone!, The EPC Rating "B"/Council Tax Band "E". This fantastic home is not to be missed! CALL TODAY.....

- Splendid Detached Modern Family Home
- Suoerb Fitted Kitchen/Diner/Family Area
- 4 Generous Bedrooms
- Excellent Enclosed Rear Garden
- GARAGE & Off Road Parking
- Spacious Lounge with Open Outlook
- Ground Floor Cloaks/WC
- Ensuite & Family Bathroom
- Private Driveway Approach
- Excellent Road Links



Location

Situated at the heart of the popular South Derbyshire village of Overseal, in The National Forest, the property is conveniently placed for access to all the village amenities, including the excellent primary school, village hall, Post Office, local convenience store and Public house, along with the numerous walks and activities on offer in the National Forest including the well known Conkers Overseal is also well placed for access to the motorway network (M42/M1/M6), making it a central and ideal commuter base.

Overview - Ground Floor

This recently built Cameron home is one of the best positioned upon the development, set behind a shared private driveway approach with a beautiful outlook across the large expanse of green open space.

The driveway provides ample parking, and upon entering, you're welcomed into a bright reception hallway with a staircase leading to the first floor and doors to the various living areas.

To the right, you'll find a stylish living room which is beautifully presented. The front-facing window provides a charming view of the open green space beyond.

Straight ahead is the stunning open-plan living, dining, and kitchen area, which forms the heart of the home. This spacious room is perfect for social gatherings, with plenty of space for a dining table and seating area, and an extensive range of shaker-style base and wall-mounted cabinets. The kitchen is equipped with Quartz countertops, an inset sink with a mixer tap, an integral gas hob, extractor hood, eye-level double oven, integral dishwasher, and a full-height fridge. A window above the sink offers a delightful view of the expansive gardens, and French double doors open directly onto the large patio area, ideal for outdoor entertaining.

Off the kitchen is a practical utility room, housing the wall-mounted gas-fired central heating boiler, with additional storage and space for appliances. The ground floor also includes a guest cloakroom, finished in a clean white suite, complete with a wash hand basin and WC.

****Please Note:**
The property benefits from having an installed ADT alarm system and control panel, providing enhanced security, 24/7 monitoring, and peace of mind.

Overview - First Floor

Returning to the hallway, climb the stairs to the first floor where you'll find a part galleried landing leading to four generously sized double bedrooms. The master bedroom is a particularly spacious room, featuring fitted mirrored wardrobes, and a front-facing window that takes full advantage of the previously mentioned views. This room also benefits from its own private en-suite shower room, which includes a double-sized walk-in glazed shower cubicle with dual shower heads, a wash hand basin, WC, and stylish feature tiling to the walls.

The family bathroom, serving the three remaining bedrooms, is also spacious and finished to a high standard in a contemporary white suite. It includes a bath, WC, a floating wash hand basin with a mixer tap, and a separate standalone shower with an overhead shower head.

Reception Hallway

10'10 x 6'10 (3.30m x 2.08m)

Spacious Lounge

16'0 x 11'7 (4.88m x 3.53m)

Kitchen/Dining/Family

18'8 x 12'0 (5.69m x 3.66m)

Separate Utility

6'5 x 5'7 (1.96m x 1.70m)

Ground Floor Cloks/WC

5'8 x 3'1 (1.73m x 0.94m)

Stairs to First Floor & Landing

Master Bedroom

12'10 x 11'8 (3.91m x 3.56m)

Bedroom Two

14'3 x 10'2 (4.34m x 3.10m)

Bedroom Three

13'0 x 10'0 (3.96m x 3.05m)

Bedroom Four

11'2 x 8'2 (3.40m x 2.49m)

Family Bathroom

11'4 x 7'2 (3.45m x 2.18m)

Outside - Overview

Outside, as previously mentioned this property has excellent OFF ROAD PARKING to the fore with lawned fore garden and block paved driveway. It should be noted that there is a SMART EV CHARGER which is to be included in the sale. Having gated side access leading to the rear and you will be amazed at the size of the garden which is unusual for a modern new build home. There is an paved patio area, perfect for BBQ's and summer entertaining along with a secondary decked area and garden shed which is also to be included in the sale.

Agents Note:

Agents note: The development is subject to an annual green space charge for its maintenance and upkeep which we understand to be approximately £160 per annum.

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.

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9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday
Closed - Sunday

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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.

Measurements

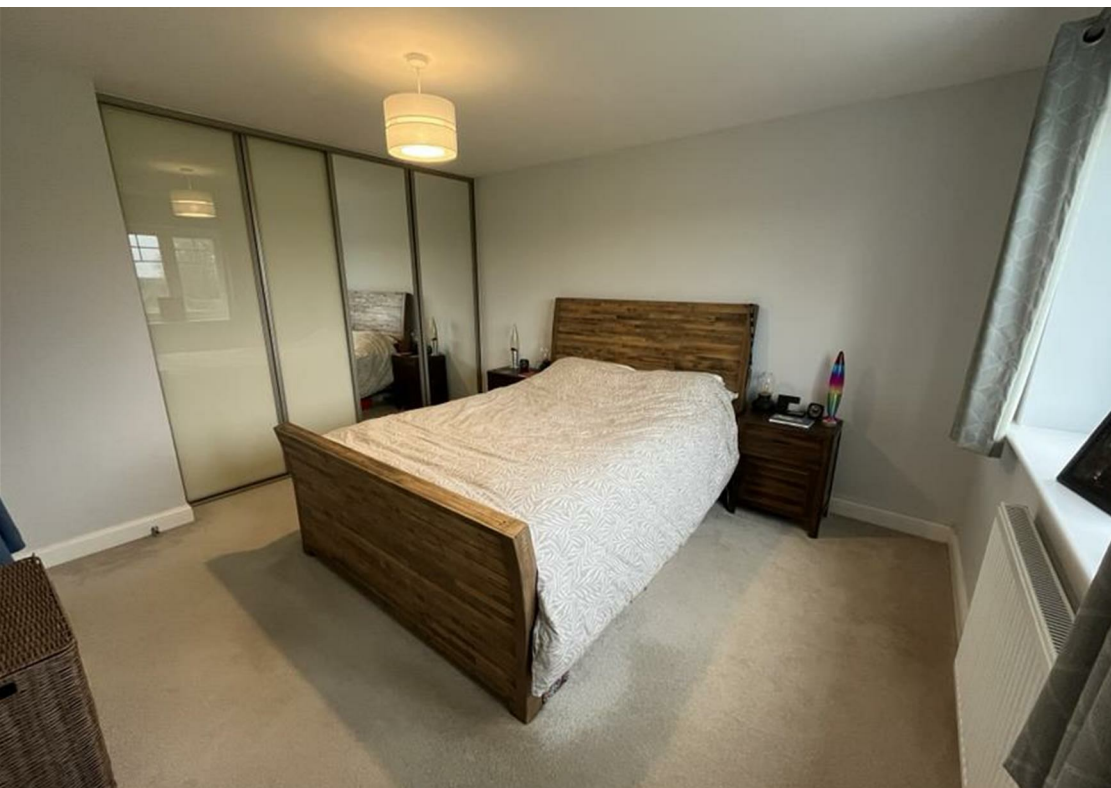
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended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

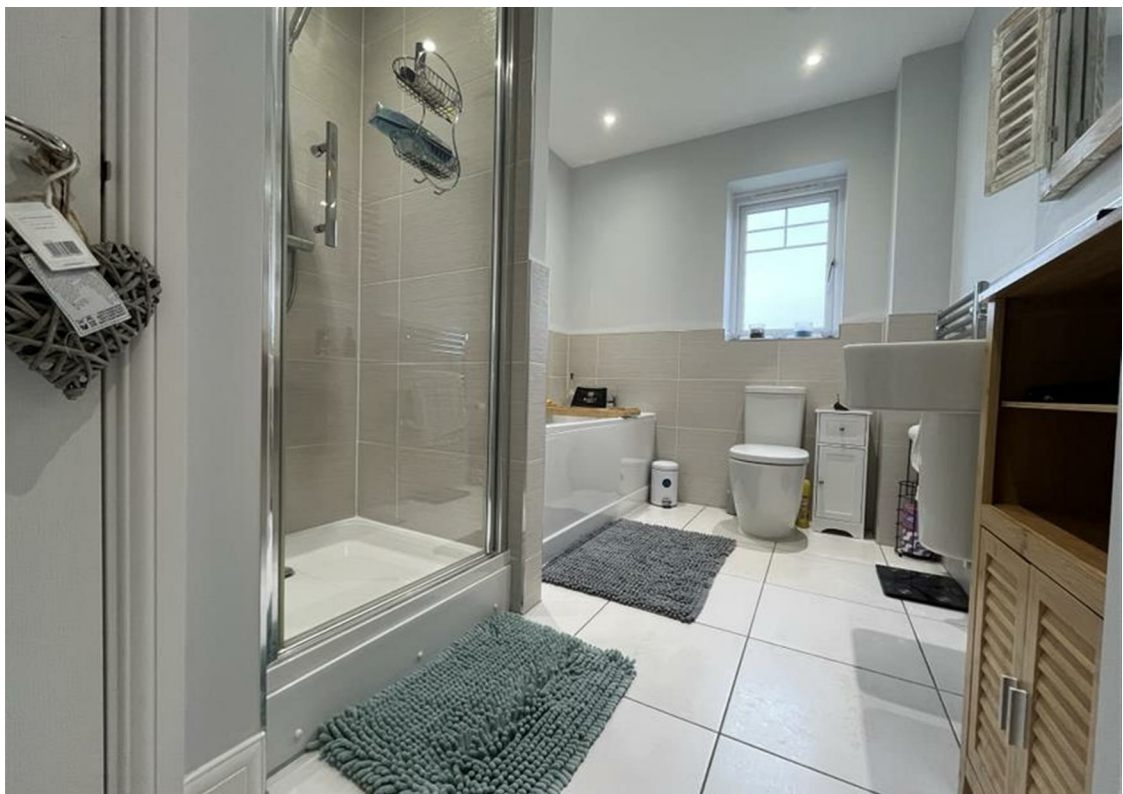
Services

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.

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.





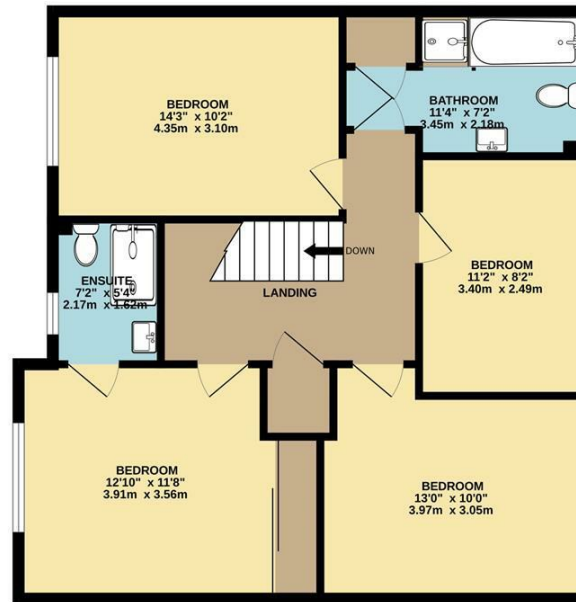
Directions

For SatNav Purposes Follow DE12 6NZ

GROUND FLOOR



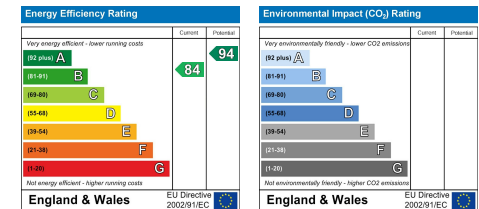
1ST FLOOR



TOTAL FLOOR AREA: 1321sq.ft. (122.7 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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COUNCIL TAX

Band: E

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

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