



**16 Kirtley Drive**  
**Swadlincote, Derbyshire DE11 7FY**  
**£289,000**

**lizmilsom**  
**properties** 



## 16 Kirtley Drive, Swadlincote, Derbyshire DE11 7FY

**\*\*LIZ MILSOM PROPERTIES\*\*** are delighted to offer for sale, within a village location, this **IMPRESSIVE & STUNNING 3 bedroom DETACHED FAMILY HOME OFFERED WITH NO UPWARD CHAIN**, with a **FABULOUS KITCHEN DINER** and a **SPACIOUS LOUNGE** situated on the edge of the development enjoying views over the National Forest. It has an **EN-SUITE** to the master bedroom with Two further **DOUBLE** bedrooms and a family bathroom. This home comes with a **SINGLE detached GARAGE**, Driveway with off road parking for vehicles. Council Tax Banding: D/EPC rating B. **EARLY VIEWING** is highly recommended so as to avoid disappointment - Call **LIZ MILSOM PROPERTIES** your award winning Hartshorne Agent.

- 3 Bed Detached Family Home offered with NO UPWARD CHAIN
- Full length Fitted Kitchen with bonus utility area
- Master Bedroom with En Suite
- Family Bathroom
- Village Location
- Spacious Lounge
- Useful downstairs guest cloaks
- 2 Further good sized bedrooms
- Private Rear Garden
- EPC: B / TAX BAND : D



## Location

### Overview

This elegant three-bedroom home offers a blend of contemporary design, open-plan living, and high-quality finishes, perfect for modern family life in a village location

Upon entering the property, a central hallway welcomes you with access to a convenient cloakroom. To one side, the spacious dual-aspect living room is bright and inviting with carpeted flooring, ideal for hosting guests or relaxing in comfort. On the other side, the open-plan kitchen diner has plenty of natural light, with stylish French doors leading directly to the private rear garden. The kitchen is fitted with sleek, modern grey units and integrated appliances, ensuring both functionality and sophistication. Adjacent to the kitchen, a utility room provides additional practicality, with space for laundry and extra storage.

The first floor accommodates three well-proportioned bedrooms. The main bedroom benefits from an en-suite shower room. The family bathroom is finished to the same high standard, featuring a modern white three piece suite comprising of panelled bath with shower over, low level wc and pedestal wash hand basin. Bedrooms two and three are generously sized, with bedroom two featuring a built-in storage cupboard, ideal for extra storage.

Outside, the property enjoys a well-maintained rear garden accessible via French doors, offering an ideal space to sit out during the summer months.

### Entrance Hall

#### Spacious Lounge

16'10 x 9'0 (5.13m x 2.74m)

#### Kitchen Diner

16'10 x 9 (5.13m x 2.74m)

#### Utility Area

6'7 x 4'11 (2.01m x 1.50m)

#### Guest Cloaks / WC

5'5 x 3'3 (1.65m x 0.99m)

## First Floor Stairs & Landing

### Master Bedroom

13'1 x 12'10 (3.99m x 3.91m )

### En-Suite Shower Room

7'4 x 4'9 (2.24m x 1.45m)

### Bedroom

10'6 x 10'1 (3.20m x 3.07m )

### Bedroom

8'10 x 6'10 (2.69m x 2.08m)

### Family Bathroom

7'2 x 5'6 (2.18m x 1.68m)

## 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, 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.



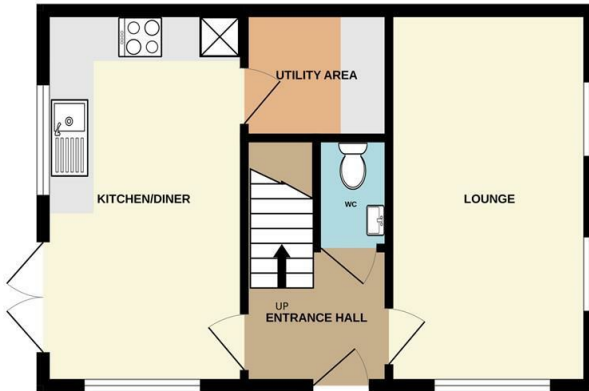




## Directions

For Sat nav purposes use the postcode DE11 7FY

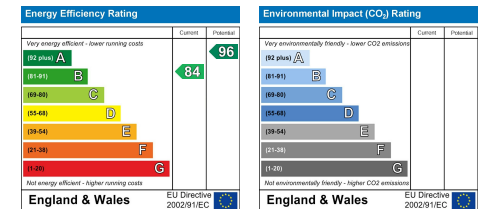
GROUND FLOOR



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: 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

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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Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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