



67 Burton Road
Swadlincote, Derbyshire DE12 8HL
Offers over £205,000

lizmilsom
properties 

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**** LIZ MILSOM PROPERTIES LTD **** are excited to offer for sale this Fantastic Starter home located in the quiet village of Coton-In The-Elms. This 3 bedroom terraced HOME offers ready to move into accommodation, in a rural village location with **SPLENDID** countryside views to the front, benefiting from double glazing. Accommodation in brief: Spacious Lounge, modern fitted Kitchen, dining room two generously sized **DOUBLE** bedrooms and a generously sized single bedroom utilised as a home office currently, a Family bathroom completes the accommodation. Long Private rear garden with the two patio areas. Excellent opportunity for a village location with ready to move into accommodation. EPC rating C Hurry to view, call the Award winning Agents, **LIZ MILSOM PROPERTIES** - Open Until Late **WEEKDAYS**

- 3 Bedroom Home set in a village Location
- Spacious Lounge & Dining Room
- Family Bathroom
- Beautiful Views
- Ready to move in Accommodation, tastefully decorated throughout.
- Modern Fitted Kitchen
- 3 Generously size bedrooms
- Rear Garden
- Ideal Starter Home
- EPC: C / TAX BAND: A



Location

located on Burton Road in Coton-In-The-Elms. Coton in the Elms is located in the county of Derbyshire, East Midlands, four miles south-west of the town of Swadlincote, five miles south of the major town of Burton upon Trent. This property is situated in a delightful rural village, close to local amenities, including schools, pubs, a village hall, and a church, with farmland views and National Forest Walks. Nearby transportation links are nearby, such as the A38, A50, & A444, which connect major road networks.

Overview

Nestled in the charming rural village of Coton-In-The-Elms, this delightful property offers a fantastic starter home opportunity with spacious accommodation throughout. The property is approached by steps leading to a low-maintenance front garden, with a pathway guiding you to the main entrance door, along with a side entry that provides easy access to the rear garden.

Upon entering the home, you’re greeted by an inviting hallway, featuring wood-effect flooring and carpeted stairs leading to the first-floor landing. A useful understairs storage area adds practicality, while a stylish glass feature door opens into the modern fitted kitchen. The kitchen boasts high-gloss dark grey wall and floor-mounted units, offering plenty of storage space, complemented by wooden work surfaces. Integrated appliances include a fridge-freezer, oven, microwave, and an inset drainer sink, with plumbing and space for a washing machine. A window overlooking the rear garden fills the space with natural light, and another beautiful glass door leads into the dining room.

The dining room is generously sized and bright, with French patio doors opening onto the rear garden, enhancing the light and airy atmosphere. A charming cottage-style sliding door leads through to the spacious lounge, where a large window overlooks the front aspect, allowing light to flood the room, while an electric fire adds character and warmth.

Upstairs, the property offers three well-proportioned bedrooms. The master bedroom is a good-sized double, with a front-facing window offering lovely countryside views, and ample space for freestanding furniture. The second bedroom, another spacious double, also benefits from a window overlooking the delightful rear garden and has plenty of room for storage. The third bedroom, a generous single, is currently used as a home office but has the flexibility to serve as a bedroom, with useful fitted storage.

The modern family bathroom completes the accommodation, featuring a P-shaped bath with shower

over, low-level WC, pedestal wash hand basin, and attractive tiling. A heated towel rail and a frosted glass window to the rear provide added convenience and style.

Outside, the rear garden is a real highlight, perfect for gardening enthusiasts. It boasts a large lawned area with gravel borders, as well as patio spaces for relaxation or entertaining. One of the patios is covered by a wooden garden shelter, ideal for summer gatherings. The fenced boundaries ensure privacy, while a secure side gate provides access to the front of the property.

While there is no allocated parking with the property, there is a layby at the front of the house, which the current owners use for parking. However, please note that this is not allocated parking.

In summary, this property offers a fantastic opportunity for first-time buyers or those looking for a home ready to move into in a lovely rural village setting. With minimal work required, it is a great chance to create a home that suits your personal style while enjoying the peaceful surroundings of Coton-In-The-Elms.

Entrance Hall

Breakfast Kitchen

15'6 x 8'7 (4.72m x 2.62m)

Dining Room

9'10" x 9'1" (3.0 x 2.77)

Spacious Lounge

16'4" x 12'0" (4.98m x 3.67)

First Floor Stairs & Landing

Bedroom One

13'7 x 11'1 (4.14m x 3.38m)

Bedroom Two

11'9 x 10'2 (3.58m x 3.10m)

Bedroom Three

8'8 x 7'8 (2.64m x 2.34m)

Family Bathroom

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

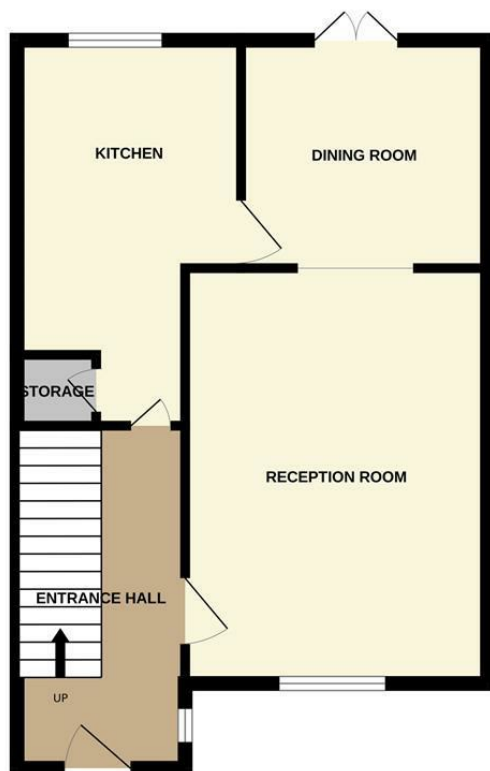
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended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



GROUND FLOOR



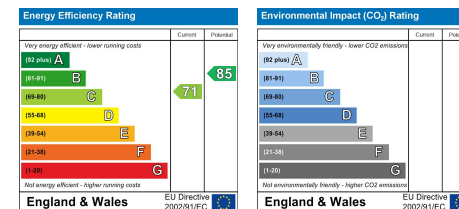
1ST FLOOR



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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Directions

For Sat Nav purposes use the postcode DE12 8HL



Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom



📞 01283 219336

📞 07974 113853

✉ liz.milsom@lizmilsomproperties.co.uk

🌐 lizmilsomproperties.co.uk

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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