



140 Mount Pleasant Road
Castle Gresley, DE11 9JG
Reduced to £155,000

lizmilsom
properties 

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**** LIZ MILSOM PROPERTIES **** are delighted to offer for sale, this MID-TERRACE HOME offered with NO UPWARD CHAIN situated on this quiet much sought after road, close to the NATIONAL FOREST. This property is PERFECT for FIRST TIME BUYERS, downsizers and a small family alike! Internal inspection will reveal: To the ground floor there are two Reception Rooms - the rear Reception Room being open plan to the fitted Kitchen. To the first floor there are two DOUBLE bedrooms and a Family Bathroom. Externally there is a private enclosed rear garden. EPC rating "D"/Council Tax Band "A" . Liz Milsom Properties strongly recommend an EARLY INTERNAL VIEWING so you can appreciate all that this property has to offer in terms of LOCATION & SPACE. To view: Cal the multi Award winning Agents, we are OPEN late till 8pm Thursdays....

- Sought After Location
- NO UP-WARD CHAIN
- 2 Spacious Reception Rooms
- First Floor Family Bathroom
- Private Enclosed Rear Garden
- MID-TERRACED Home
- Double Glazing
- Fitted Kitchen
- Two DOUBLE Bedrooms
- VIEW EARLY.....



Location

Located in the heart of the National Forest, on a quiet, established much sought after road. The property is well placed for local amenities in the popular South Derbyshire market town of Swadlincote. It's central location in the country also makes South Derbyshire, an ideal commuter base, with excellent access to the motorway network with the major cities of Birmingham, Nottingham, Leicester and Derby, Birmingham International Airport and East Midlands Airport are also within an approximate 30 minutes drive. For more local amenities there is a local Chemist within walking distance, hairdressers, a Public House and Doctors surgery, a small convenience store is within a few minutes drive or walk too.

Ground Floor - Overview

This charming property benefits from double glazing throughout, ensuring a comfortable and energy-efficient living space. The front door opens into the first of two spacious reception rooms, featuring a window with views over the front elevation, a radiator, and fitted carpet. The focal point of this room is the traditional open fireplace, complete with a bespoke surround and hearth, creating a warm and inviting atmosphere.

Moving through the inner hallway, you'll find a generously-sized understairs storage cupboard, providing ample space for convenience. The rear dining room, or second reception room, offers a further area to relax or entertain, with stairs leading to the first-floor landing. This room is also fitted with a carpet and boasts an inset multi-fuel burner, a radiator, and a patio door opening onto the rear garden. Its open-plan layout flows seamlessly into the fitted kitchen.

The kitchen is well-equipped with an excellent range of wall and floor-mounted units, providing plenty of storage space and rolled-edge work surfaces. An inset sink unit with a mixer tap overlooks the rear elevation, and the room offers ample appliance space, as well as plumbing for a washing machine. The kitchen is bathed in natural light, with a rear access door leading to the garden and patio area, offering a perfect spot for outdoor dining or relaxation.

This property offers a versatile and comfortable living environment, ideal for families or those who enjoy entertaining, with both practical and aesthetic appeal throughout.

First Floor - Overview

Ascend the stairs from the second reception room/dining room to the first floor, where you'll find two generously-sized DOUBLE bedrooms, both offering ample space and comfort.

Bedroom one is located at the rear of the property and enjoys views over the rear elevation. The room is carpeted, with a centre light point, radiator, and a useful storage cupboard, along with access to the loft space for added convenience. Bedroom two, another excellent-sized double room, overlooks the front elevation. It offers plenty of space for free-standing furniture and is also fitted with a radiator and carpeted flooring, ensuring a cosy and inviting atmosphere. The family bathroom completes the accommodation, featuring a three-piece suite. This includes a "P" shaped bath with a mains shower over, a wash hand basin, and a low-level WC, providing both functionality and comfort.

Overall, the first floor offers two spacious bedrooms and a well-appointed bathroom, making it a perfect space for relaxation and family living.

Lounge

11'11" x 11'7" (3.64m x 3.55m)

Reception Room Two

12'0" x 11'9" (3.67m x 3.60m)

Open Plan Fitted Kitchen

10'4" x 7'11" (3.16m x 2.42m)

Stairs to the First Floor & Landing

Bedroom One

12'4" x 11'11" (3.77m x 3.65m)

Bedroom Two

11'10" x 9'4" (3.61m x 2.87m)

Family Bathroom

11'5" x 6'2" (3.50m x 1.88m)

Outside - Overview

To the front elevation there is a walled fore garden being low maintenance and having gravelled area which in turn leads to the front entrance door.

The rear elevation is in need of maintenance with the current Vendors being in the process of clearing the rear garden currently.

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

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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.

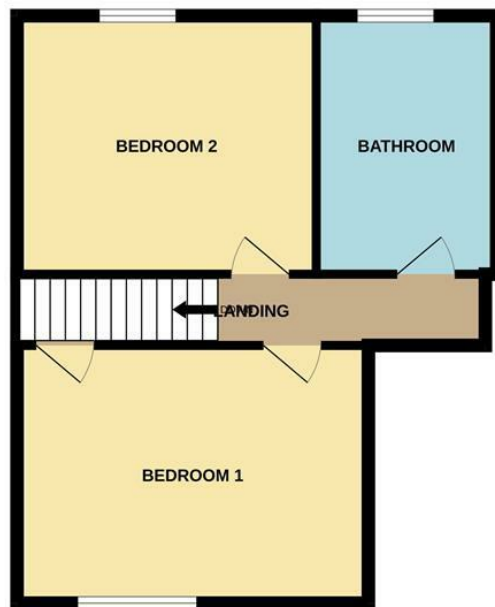
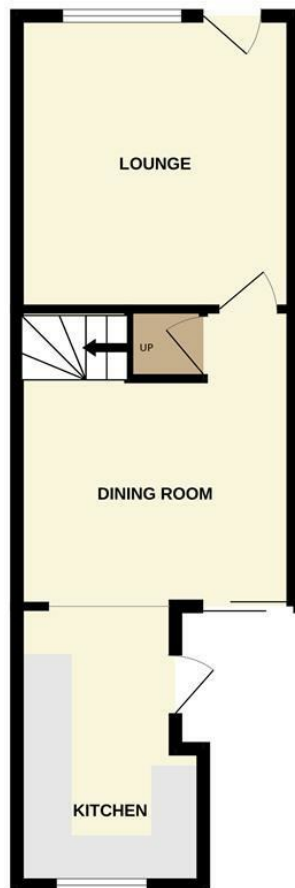
Tenure

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.



GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.

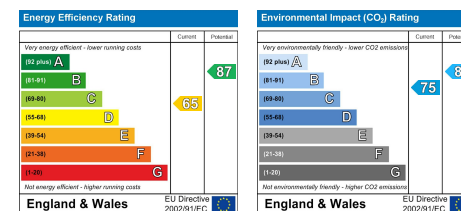
1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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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Directions

The property is best approached by travelling out of Swadlincote on the A514 and pick up the A444 at the Cadley Hill roundabout. At the High Cross island, take the third exit into Burton Road which in turn becomes Mount Pleasant Road. This road since the by pass road has been constructed has much lesser traffic. Proceed up the hill, where the subject property is situated on the right hand side on the corner of Mount Pleasant Road and Fields Lane, clearly denoted by our red distinctive 'For Sale' board. For Sat Nav purposes use: DE11 9JG



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COUNCIL TAX

Band: A

The vendor informs us that the property is Flying 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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