



15 Cotswold Close
Swadlincote, DE11 9ET
£225,000

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**** LIZ MILSOM PROPERTIES **** are excited to present this lovely three bedroom Semi-detached family home to the market within a quiet cul-de-sac location. With a lovely modern open plan kitchen diner, spacious lounge, conservatory which runs the full length of the property, useful wc/utility space, three great size Bedrooms and a family Bathroom, the internal accommodation is tastefully decorated throughout with a private rear garden and driveway providing ample OFF ROAD PARKING. Situated in the heart of Swadlincote this property offers great road links and is close to all amenities with the local town of Swadlincote - this would be an ideal Family home!! EPC Grade - "TBC" Tax band - B . To view this beautiful home call the TOP SELLING AGENTS today.

- 3 Bed Semi-Detached family home situated in a quiet cul-de-sac location.
- Open-plan Kitchen diner & useful ground floor wc / utility
- 2 generously sized double bedrooms
- Family bathroom
- Close to local amenities and great road links
- Spacious lounge
- Spacious conservatory running the full width of the property
- Good size single bedroom with fitted wardrobes
- Low maintenance rear garden & driveway with ample off road parking
- EPC: C/ TAX BAND: B



Location

Swadlincote town itself has a good range of facilities including the Greenbank Leisure Centre, a variety of supermarkets and shopping facilities. Doctors Surgery and Health Centre and the bus station is central close to the Library. Swadlincote is well placed for the commuter with excellent road links leading to Burton upon Trent, Ashby de la Zouch and Derby with the major A-roads of the A444, A511, A38 and the M42 is also easily accessible which in turn leads to the major cities.

Overview

Nestled in a quiet cul-de-sac location, this charming 3-bedroom semi-detached property at 15 Cotswold Close offers the perfect combination of space, style, and convenience. Ideal for first-time buyers, this lovely home is located in the sought-after area of Swadlincote and offers excellent potential for comfortable family living.

To the front of the property, a block-paved driveway provides ample off-road parking, complemented by a low-maintenance gravelled fore-garden. A side gate gives access to the side door, and the front door provides access to the entrance Hallway. Upon entering, you'll be welcomed into a light and airy entrance hallway that benefits from a window overlooking the front aspect, filling the space with natural daylight. The hallway features wooden flooring and provides access to the spacious lounge, open-plan kitchen diner, and a handy understairs storage cupboard. Carpeted stairs lead up to the first-floor accommodation.

The spacious lounge is located at the front of the property, offering wooden flooring, a window overlooking the front elevation, TV points, and a radiator. A feature electric fireplace adds warmth and character to the room, making it the perfect space to relax and unwind.

The open-plan kitchen diner is located off the hallway and boasts a fitted kitchen with white wall and base units, providing ample storage, complemented by rolled-edge work surfaces. Integrated appliances include a stainless steel sink with drainer, electric oven, and gas hob. The kitchen also benefits from attractive tiling to the walls and flooring, with a window above the sink. There's space for a freestanding fridge, and a charming stable door leads to the side entrance. The kitchen seamlessly opens into the dining area, which offers plenty of space for freestanding furniture, wooden flooring, and sliding doors that lead to the splendid conservatory.

The conservatory is a true standout feature, running the full width of the property, with high ceilings and windows that provide a delightful view of the rear garden. The conservatory fills the home with natural daylight and is the perfect space for entertaining or relaxing. A rear door leads out to the low-maintenance rear garden. Off the conservatory, you'll find a useful WC/utility room, with tiled flooring, a low-level WC, pedestal wash hand basin, and plumbing for a washing machine.

Upstairs, the landing has carpeted flooring and a window to the side elevation. A loft hatch gives access to the insulated and part-boarded loft. Bedroom One is a generous double bedroom with carpeted flooring, TV point, radiator, and a window overlooking the front aspect. There's

also ample space for freestanding furniture. Bedroom Two is another spacious double bedroom, located to the rear of the property, featuring laminate flooring, a radiator, and a window overlooking the rear elevation. Bedroom Three is a single room with wooden flooring, fitted wardrobes, and a useful airing cupboard for additional storage.

The family bathroom completes the first floor and features a modern white three-piece suite, including a panelled bath with electric shower over, pedestal wash hand basin, and a low-level WC. The bathroom benefits from attractive tiling to the splash-prone areas and modern patterned vinyl flooring.

The property is further enhanced by its private rear garden, which is mainly slabbed and block-paved, providing an ideal seating area for summer months. A shed and summerhouse are included in the sale, along with fenced and walled boundaries offering privacy. The side garden features a raised border with pleasant shrubs and offers potential to be used as a further seating area.

This property presents an excellent opportunity for first-time buyers looking to get onto the property ladder in a sought-after location, offering a perfect blend of modern living, space, and charm. The sellers have advised that the blinds throughout the property are included in the sale, making this home even more appealing.

Don't miss the chance to view this lovely home – contact us today to arrange a viewing!

The Well Presented Accomodation

Entrance Hallway

Spacious Lounge
12'4" x 11'10" (3.76 x 3.61)

Open-plan Fitted Kitchen
9'3" x 9'5" (2.82 x 2.88)

Open-plan Dining Area
8'11" x 8'5" (2.73 x 2.57)

Splendid Conservatory
17'11" x 8'7" (5.46m x 2.62m)

Utility /Wc
8'10" x 4'2" (2.70 x 1.28)

First Floor Stairs & Landing

Bedroom One
11'7" x 9'11" (3.53m x 3.02m)

Bedroom Two
11'5 x 8'10 (3.48m x 2.69m)

Bedroom Three
8'5 x 7'2 (2.57m x 2.18m)

Family Bathroom
6'9 x 5'6 (2.06m x 1.68m)

Viewing Strictly Through Liz Milsom Properties

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9.00 am – 4.00 pm Saturday
Closed - Sunday

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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.

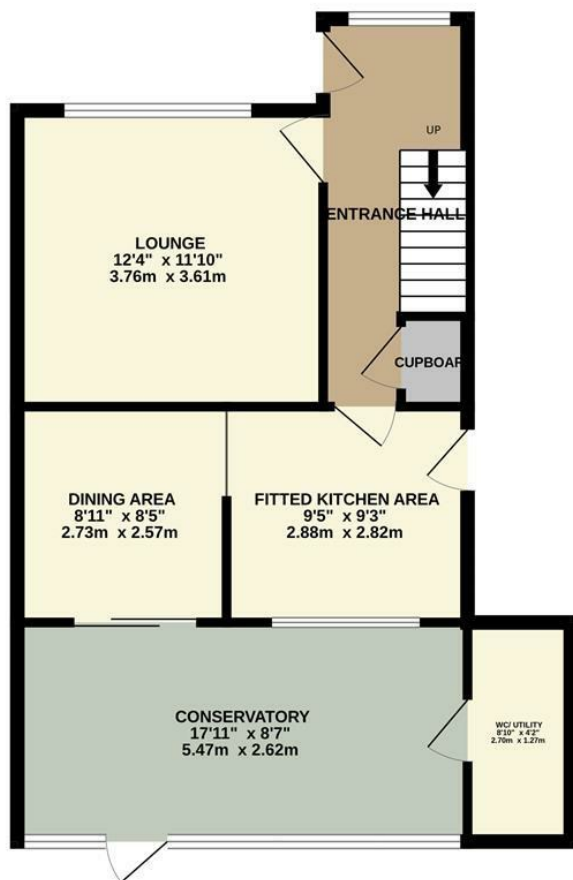
Disclaimer

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.

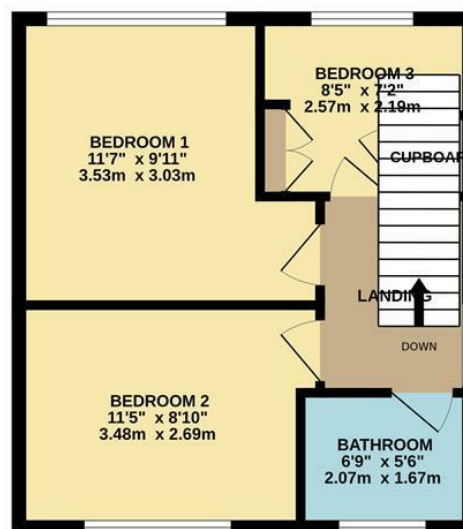




GROUND FLOOR



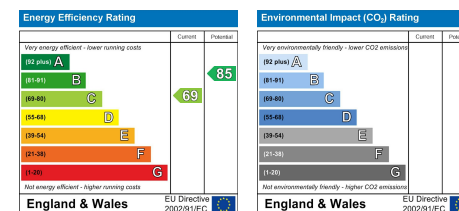
1ST FLOOR



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 DE11 9ET



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COUNCIL TAX

Band:

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.

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MONEY LAUNDERING

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