



53 Wilmot Road
Swadlincote, DE11 9BJ
Offers over £190,000

lizmilsom
properties 

53 Wilmot Road, Swadlincote, DE11 9BJ

***** LIZ MILSOM PROPERTIES ***** are delighted to Offer this 3 bedroom semi-detached home with presented beautifully throughout, this well positioned family home with great sized gardens ,benefiting from a driveway offering ample OFF ROAD PARKING & the added bonus of a DETACHED GARAGE, in a MUCH SOUGHT AFTER LOCATION. Accommodation: Spacious Living Room and Fitted Kitchen to the ground floor. To the first floor 3 bedrooms and the family bathroom. Front & rear gardens. Call the Award winning Agents, LIZ MILSOM PROPERTIES to view on 01283 219336

- 3 Bed semi-detached family home
- fitted kitchen and open plan dining area
- Modern family bathroom
- Driveway offers ample parking
- Great location close to amenities
- Spacious lounge
- 3 Generous size bedrooms
- Delightful rear garden
- Ready to move into accomodation
- EPC: D / TAX BAND: B



Location

The property is well placed on this ever popular residential road, within walking distance of Maurice Lea Memorial Park, Swadlincote Snowsports Centre and the town’s centre. Shopping facilities and a variety of eateries are available in the town, along with major supermarkets and the local bus station, among other amenities, together with schools for all ages close by. Well placed for the commuter, with excellent road links and easy access to Burton-on-Trent, Ashby-de-la-Zouch, Leicester, Tamworth and Derby. The M42 is approximately 6 miles away, which leads to the M1 conurbations.

Overview

53 Wilmot Road is a well-presented three-bedroom semi-detached home offering spacious living accommodation ideal for families. With off-road parking, a detached garage, and both front and rear gardens, this home is ready to move into and an ideal first time buy.

To the front, the property features a neatly maintained lawned garden and a side driveway providing ample parking, leading to a detached garage for additional convenience and storage. A paved pathway leads to the main entrance.

Upon entering, you're welcomed into a bright entrance hallway with carpeted stairs rising to the first floor. A door leads into the generously proportioned lounge, which boasts a deep bow window to the front aspect, wood-effect flooring, a central heating radiator, ceiling coving, and a ceiling light point, creating a warm and inviting living space. A glazed panel door connects the lounge to the modern kitchen/diner.

The kitchen/diner is a fantastic family space, well-equipped with a range of contemporary base units, drawers, and matching wall-mounted cabinets. Worktops incorporate a stainless steel sink with side drainer and a four-ring gas hob, with an integrated oven beneath. There's space and plumbing for a washing machine, slimline dishwasher, and American-style fridge freezer. French doors open out onto the rear garden, flooding the space with natural light, complemented by a side window and rear garden view. The kitchen also houses a handy under-stairs storage cupboard and a wall-mounted condensing boiler, approximately 7–8 years old.

Upstairs, the landing provides access to all bedrooms and

the family bathroom. There's a side-facing window, loft access and a ceiling light point.

Bedroom one is a spacious double located to the rear, featuring a large window, radiator, ceiling light point, and a built-in wardrobe with mirrored sliding doors. The second bedroom, another generously sized room, is positioned at the front of the property, with a front-facing window, radiator, and ceiling light. The third bedroom is also a good size, with a front-facing window, radiator, and ceiling light point.

The recently upgraded family bathroom includes a bath with overhead shower, WC, and hand wash basin, with a window to the rear elevation and a radiator.

To the rear, the garden is a real highlight – a fantastic size, mainly laid to lawn and enclosed by secure fencing, making it perfect for children or outdoor entertaining. A door from the garden provides access to the detached garage, which offers excellent storage space.

This delightful family home is ideal for those seeking comfortable living in a well-connected location, with the added benefit of generous outdoor space and practical features throughout.

Entrance Hallway

4'5 x 4'2 (1.35m x 1.27m)

Spacious Lounge

14'3 x 11'3 (4.34m x 3.43m)

Fitted Kitchen Diner

15'0 x 10'0 (4.57m x 3.05m)

First Floor Stairs & Landing

Bedroom One

11'9 x 8'9 (3.58m x 2.67m)

Bedroom Two

10'4 x 7'0 (3.15m x 2.13m)

Bedroom Three

7'1 x 7'1 (2.16m x 2.16m)

Modern Family Bathroom

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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Available:

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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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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

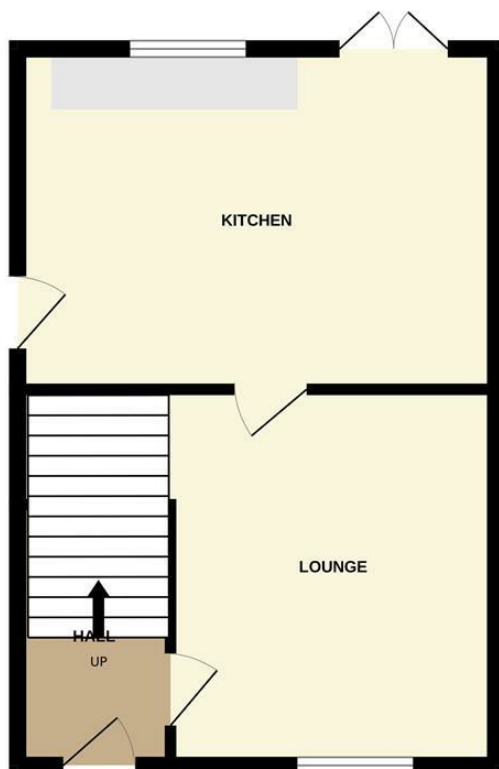
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended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



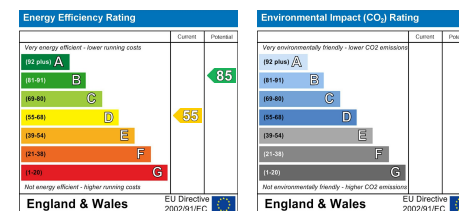
1ST FLOOR



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 9BJ



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COUNCIL TAX

Band: B

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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