



**14 Millfield Street**  
**Swadlincote, DE11 7DB**  
**£174,950**

**lizmilsom**  
**properties** 



## 14 Millfield Street, Swadlincote, DE11 7DB

\*\*\*\*\* LIZ MILSOM PROPERTIES \*\*\*\*\* are delighted to bring to the market this Two- DOUBLE Bedroom terraced home with Private Garden and Character Features. This well-presented two-bedroom property offers a warm and welcoming layout, ideal for first-time buyers, couples, or those looking to downsize. The spacious lounge features a beautiful open fireplace with a solid wood surround, leading to a separate dining room and a well-equipped kitchen with access to the rear garden. Upstairs, there are two generously sized double bedrooms and a modern family bathroom with a bath and separate electric shower. Outside, the home benefits from a walled fore garden and a private, enclosed rear garden with low-maintenance gravel beds and a patio—perfect for outdoor entertaining. Conveniently located and full of character, this home combines comfort and practicality in a desirable setting. Call the office today to arrange your viewing!

- 2 bed terraced home tastefully decorated throughout
- Bright and airy dining room enjoys views over the rear garden
- Two fantastic double bedrooms
- Private low maintenance rear garden
- Close to Swadlincote town centre , plenty of local amities & great road links
- Spacious lounge
- Fabulous fitted kitchen
- Modern four-piece family bathroom
- Ideal first time buy
- EPC: D / TAX BAND: A



**Location**

Woodville is an extremely popular area due to its closeness to all amenities which include local schools, primary & secondary, Chemist, local convenience stores, eateries, children's Nursery, Doctors surgery and Petrol station. In Swadlincote, which is approximately 2 miles travelling distance there is the Green Bank Leisure Centre and Swadlincote Dry ski slope for recreational purposes. Woodville is well placed for the commuter with excellent road links to the A511, A514, A444 leading to Ashby-de-la-Zouch, Burton upon Trent, Derby and the M42 is approximately 4 miles travelling distance leading to the M1 conurbation with Nottingham and Birmingham City centres.

**Overview**

Welcome to 14 Millfield Street, a beautifully presented and generously proportioned two double bedroom terraced home, perfect for first-time buyers or anyone seeking space, character, and a delightful rear garden.

To the front, the property is set behind a low brick wall with a pathway leading to the main entrance. However, the current owners make use of a more practical side entrance via the alleyway, which provides access to both the rear garden and the side kitchen door.

Upon entering through the side door, you are welcomed by a bright and airy fitted kitchen located at the rear of the home. The kitchen features modern wall and base units offering ample storage, with integrated stainless steel drainer sink and extractor hood. There's space and plumbing for a dishwasher, washing machine, electric oven, and fridge freezer. Practical touches include tiled flooring, two windows to the side aspect, and a Worcester boiler. A handy loft space above adds to the storage options.

Just off the kitchen is the dining room, a spacious and inviting area ideal for entertaining. It features wood-effect flooring, a radiator, a rear-facing window with garden views, and an impressively sized under-stairs cupboard for additional storage.

A door from the dining room leads to an inner hallway, with carpeted stairs to the first floor and access to the generous lounge at the front of the property. The lounge is flooded with natural light from a large front-facing window and boasts a charming open fire with mantelpiece, carpeted flooring, TV point, and the original front entrance door,

making this a warm and welcoming space.

Upstairs, the property continues to impress with two excellent double bedrooms and the family bathroom.

Bedroom One, the larger of the two, is located at the front and features two windows, a storage cupboard, carpeted flooring, and ample space for freestanding furniture – including wardrobes which are included in the sale.

Bedroom Two, at the rear, is also a good-sized double with garden views and carpeted flooring.

Completing the accommodation is the stylishly appointed family bathroom, featuring a four-piece suite comprising a panelled bath, low-level WC, vanity wash basin, and a separate shower cubicle. Tiling to the floor and splash-prone areas, a heated towel rail, and a frosted rear window finish the space beautifully.

Outside, the rear garden is a real highlight – a low-maintenance garden with a block-paved pathway, gravel borders, an astroturf lawn area, and a patio area perfect for summer seating. Fully enclosed by fencing, the garden offers privacy and a blank canvas for keen gardeners.

This spacious and well-maintained home offers superb space and a wonderful opportunity to step onto the property ladder

**Spacious lounge**

14'11 x 12'0 (4.55m x 3.66m)

**Separate dining room / second reception room**

14'11 x 12'0 (4.55m x 3.66m)

**Fitted kitchen**

17'4 x 8'0 (5.28m x 2.44m)

**First floor stairs & landing**

**Bedroom one**

14'11 x 11'9 (4.55m x 3.58m)

**Bedroom two**

12'1 x 9'2 (3.68m x 2.79m)

**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:

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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

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.

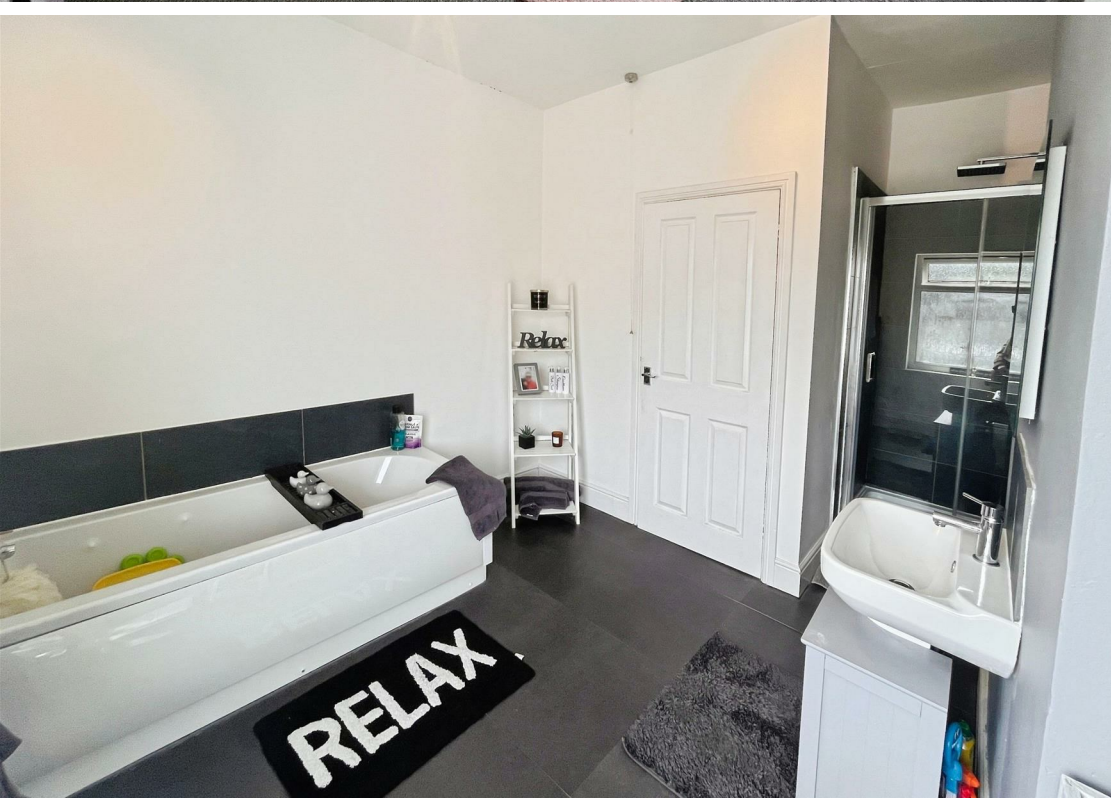
**Measurements**

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.

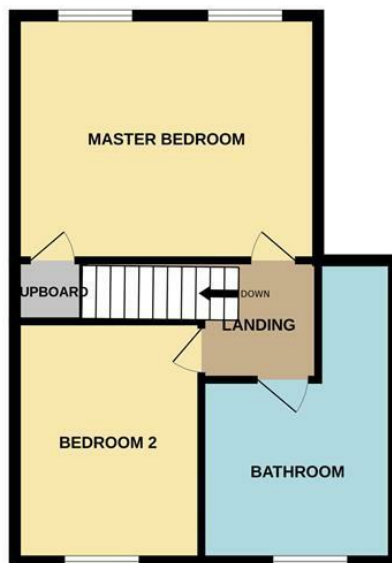






GROUND FLOOR  
545 sq.ft. (50.6 sq.m.) approx.

1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.

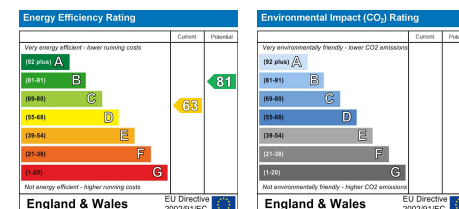


TOTAL FLOOR AREA: 1005 sq.ft. (93.4 sq.m.) approx.

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.  
Made with Metroplan 6/2025

## Directions

For sat nav purposes use the postcode DE11 7DB



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## 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

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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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