



194 Wood Lane
Swadlincote, DE11 0LY
£279,950

lizmilsom
properties 

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**** LIZ MILSOM PROPERTIES **** are delighted to bring to the market this spacious and well-maintained DETACHED BUNGALOW. Offered with NO UPWARD CHAIN, ideal for those seeking comfortable single-storey living. The property features TWO DOUBLE Bedrooms, a bright front Lounge, and a generous open-plan Kitchen/Living/Dining Area with integrated appliances and a central island. Additional benefits include a separate Utility Room with guest WC, a modern Family Bathroom, and newly fitted carpets throughout. Outside, the home boasts a large driveway, a lawned front garden, and a private, not directly overlooked rear garden with patio, lawn, and established borders. With its practical layout and move-in ready condition, this property presents a fantastic opportunity not to be missed - EPC Rating "D"/Council Tax Band "C" - HURRY TO VIEW.....

- Spacious DETACHED Bungalow
- Two DOUBLE Bedrooms
- Open-plan kitchen/living/dining area
- Fitted Family bathroom
- Large driveway & well-maintained front garden
- NO UPWARD CHAIN
- Separate Lounge
- Utility room with Guest WC
- Generous rear garden – not directly overlooked
- HURRY TO VIEW.....



Location

Newhall is well placed for the commuter with excellent road links leading to the towns of Burton on Trent, Ashby de la Zouch, Derby and excellent motorway networks with easy access to the M42 and beyond. A bus stop is situated within close proximity of the property and local amenities are situated within High Street and Main Street, Newhall including shops, Sainsbury's Convenience Store, hairdressers, Doctors, chemist etc. Perfectly placed too for schooling, the property is well placed for the local infant & primary School, which is a short walk away from the school, with the local Secondary school, William Alitt Accademy also being located in Sunnyside, Newhall, which makes one easy drop off, if the buyer has children of varying ages. More comprehensive shopping is available at Swadlincote which is a short drive away with plenty of eateries and Cinema.

The well presented accomodation

Overview

This well-presented and generously proportioned detached bungalow offers comfortable single-storey living and is available with NO UPWARD CHAIN making it an ideal opportunity for a swift and hassle-free purchase. Situated on a sizeable plot, the property boasts a large paved driveway and a well-maintained front garden enclosed by a walled foregarden, providing a welcoming first impression.

Upon entry, a double-glazed porch opens into the central reception hallway from which all main rooms are accessed. At the front of the home is a bright and spacious lounge with a large window, newly fitted carpets, and a central heating radiator. To the rear lies the heart of the home—a superb open-plan kitchen/living/dining area with a central island/breakfast bar, modern integrated appliances, and ample space for entertaining. A separate utility room offers additional storage and appliance space, leading through to a convenient guest WC.

The property offers two well-sized double bedrooms—one to the front and one to the rear—both benefiting from new carpets and neutral décor. The centrally

located family bathroom includes a panelled bath with shower over, low-level WC, and pedestal wash basin.

Outside - Overview

The rear garden can be accessed either through a wooden side entrance gate or directly via the rear kitchen doorway. It offers a generous and well-maintained outdoor space, enclosed by fence-panelled boundaries and enjoying a private aspect, as it is not directly overlooked. The garden features a sizeable paved patio area, ideal for outdoor dining and entertaining, with a lawned section beyond complemented by established flower borders that add colour and character throughout the seasons. With its spacious layout, contemporary features, and the added benefit of no upward chain, this detached bungalow represents a rare and desirable opportunity that is well worth viewing.

Entrance hallway

Fitted kitchen

12'8 x 8'5 (3.86m x 2.57m)

Utility

Guest cloaks / WC

Spacious lounge

12'6 x 11'3 (3.81m x 3.43m)

Separate dining room

16'3 x 10'9 (4.95m x 3.28m)

Bedroom one

14'0 x 12'0 (4.27m x 3.66m)

Bedroom two

12'0 x 10'9 (3.66m x 3.28m)

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

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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.

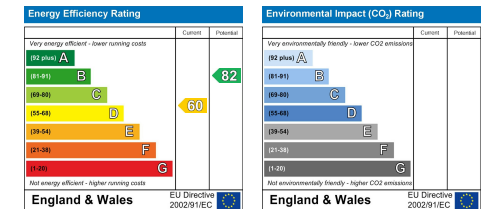


Directions

For sat nav purposes use the postcode DE11 0LY



Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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: C

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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