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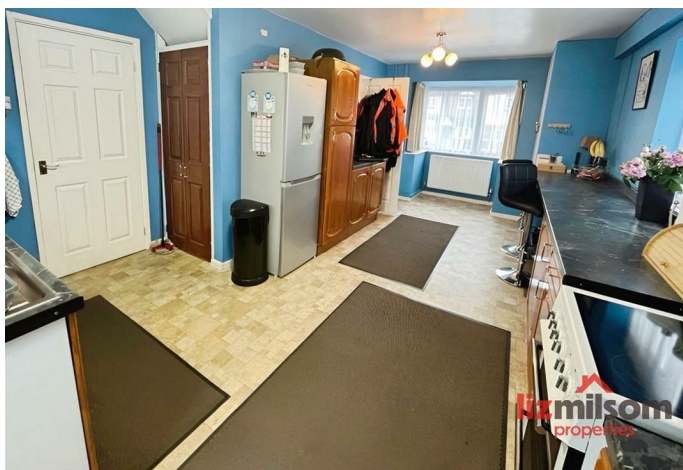
49 Orchard Street  
Swadlincote, DE11 0JS  
Offers over £195,000



## 49 Orchard Street, Swadlincote, DE11 0JS

**\*\* LIZ MILSOM PROPERTIES \*\*** are delighted to present this spacious Three-Bedroom SEMI-DETACHED Home on Orchard Street, Newhall. This well-proportioned property offers generous living space throughout, including a welcoming reception hallway, a bright dual-aspect lounge, and a fantastic open-plan breakfast kitchen/diner. Additional ground floor features include a guest cloakroom and a practical rear boot room. Upstairs, there are two double bedrooms, a further large single bedroom, a separate WC, and a modern shower room. Externally, the home boasts ample OFF ROAD PARKING for several vehicles, gated side access, and a large rear garden mainly laid to lawn—ideal for families or entertaining. EPC Rating "C"/Council Tax Band "A" - Early viewing is highly recommended—call today to arrange your viewing!

- Double Fronted Semi-Detached Home
- Kitchen/Diner/Family Room
- Ground Floor Cloaks
- Shower Room & Separate WC
- OFF ROAD PARKING
- Spacious Dual Aspect Lounge
- Utility/Boot Room
- Three Bedrooms
- Fully Enclosed Large Rear Garden
- Hurry to View.....



**Location**

The property occupies a pleasant prominent position and is set back from the road. Newhall is well placed for the commuter with excellent road links leading to the towns of Burton on Trent, Ashby de la Zouch and excellent motorway networks. 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, albeit there is also a store almost opposite from the property, hairdressers, Doctors, chemist etc.

**Overview - Ground Floor**

The property is entered via a welcoming Reception Hallway, which provides access to the ground floor accommodation and includes stairs leading to the first floor and landing.

The spacious Lounge is light and airy, featuring a marble hearth with wooden surround and a fitted gas fire. The room benefits from a central heating radiator, a UPVC double glazed window to the front elevation, and a large floor-to-ceiling UPVC double glazed window and door to the rear, allowing plenty of natural light and garden access.

The generously sized Kitchen is fitted with a range of base units topped with granite-effect work surfaces, a stainless steel sink and drainer with chrome mixer tap, space for an electric oven and washing machine, and a built-in understairs storage cupboard. It also houses the gas-fired Vaillant combination boiler and consumer unit for the electrics. There is a central heating radiator, a UPVC double glazed bay window to the front, and additional UPVC double glazed windows to the side and rear elevations.

A UPVC double glazed door opens into the versatile Conservatory/Utility/Boot Room, which offers power, space for a tumble dryer, UPVC double glazed windows, and access to the guest cloakroom. This room also provides direct access to the enclosed rear garden.

**First Floor - Overview**

Rising from the ground floor, stairs lead to a light and spacious landing area from which all first-floor accommodation is accessed.

The principal bedroom is positioned at the front of the property and features a central heating radiator and a UPVC double glazed window providing natural light and a pleasant outlook. Bedroom Two is another generously sized double room, benefiting from a built-in overstairs double wardrobe, a central heating radiator, and a UPVC double glazed window to the front elevation.

The third bedroom is a well-proportioned single room, ideal for a child's room or home office, with a central heating radiator and a UPVC double glazed window overlooking the rear garden.

The modern shower room is fitted with a large shower cubicle with sliding glass doors and a chrome thermostatic shower, a vanity wash basin with chrome mixer tap, full wall tiling, a chrome heated towel radiator, and a frosted UPVC double glazed window to the rear.

Completing the first-floor accommodation is a separate WC, which includes a low-level WC and a frosted UPVC double glazed window to the rear elevation.

**Reception Hallway**

**Spacious Dual Aspect Lounge**

10'2" x 18'3" (3.11m x 5.57m )

**Kitchen/Diner/Family Room**

13'3" x 18'3" (4.04m x 5.57m)

**Utility/Boot Room**

8'5" x 5'2" (2.58m x 1.58m )

**Guest Cloakroom/WC**

5'1" x 2'8" (1.55m x 0.82m)

**Stairs to First Floor & Landing**

**Bedroom One**

10'2" x 13'3" (3.11m x 4.06m)

**Bedroom Two**

8'2" x 10'1" (2.5m x 3.09m )

**Bedroom Three**

9'10" x 7'1" (3m x 2.18m)

**Shower Room**

7'1" x 4'7" (2.16m x 1.4m)

**Separate WC**

5'0" x 2'5" (1.53m x 0.75m )

**Outside - Overview**

To the front of the property, a block paved driveway provides ample OFF ROAD PARKING for several vehicles. The fully enclosed rear garden features a spacious patio area, ideal for outdoor entertaining, with steps leading up to a lawned section. There is also additional space to the side for a garden shed and bin storage.

**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.

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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.







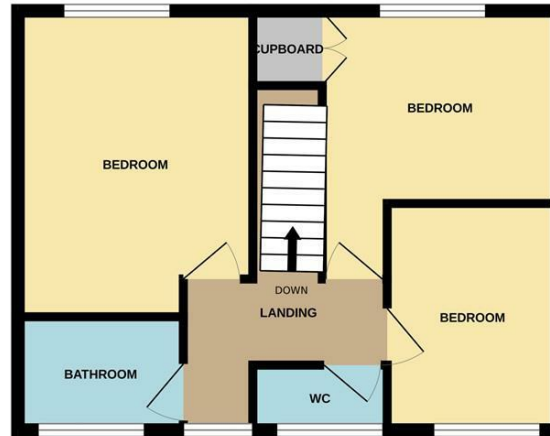
## Directions

For SatNav Purposes follow DE11 oJS

GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.

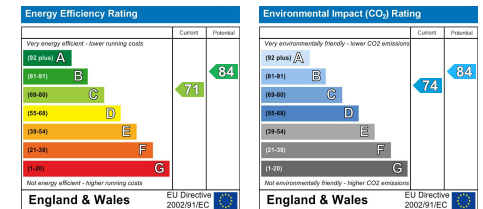


1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.8 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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## 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

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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Your home may be repossessed if you do not keep up repayments on your mortgage.  
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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