


**Plot 3, Lakeside Avenue Occupation Road, Albert Village,
Swadlincote, DE11 8HD**



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**** LIZ MILSOM PROPERTIES ** – PLOT 3 - Three-Bedroom Townhouse**

A beautifully designed, HIGH SPECIFICATON HOME forming part of an exclusive development of just eight properties in the sought-after location of Albert Village. This three-bedroom TOWNHOUSE mirrors plots 7 & 8 but has a larger square footage. The property features a welcoming Entrance Hall with Guest Cloakroom, a spacious open-plan Living and Dining Area with a fitted Kitchen, and doors leading out to the enclosed rear garden. Upstairs comprises three Bedrooms, including a main Bedroom with En suite Shower Room, and a modern Family Bathroom. The property also benefits from rear OFF ROAD PARKING, UPVC double glazing, and an energy-efficient Mitsubishi Ecodan 5kW Air Source Heat Pump EPC Rating "C"/Council Tax Band "A" - Further plots with alternative designs will be available soon - HURRY TO VIEW

Location

Albert Village occupies a most strategic location lying in the district of North West Leicestershire. It is located within the heart of the National Forest which enjoys many country walks and cycle paths, and close by is the nationally renowned Conkers Visitor Centre with its many attractions. Within Albert Village is the local lake set within a beautiful countryside, checkout the photographs, this is well worth a visit at any time of the year. The village enjoys a mix of traditional terraced houses with small modern estates, with this small estate being the newest and supplemented by an excellent Church of England Primary School and village pub. It also has frequent public transport to nearby Ashby-de-la-Zouch, Swadlincote and Burton upon Trent , Tamworth town centres. The local primary School is located just a short walk away.

Ground Floor - Overview

Plots 3–6 and Plots 7–8 on Orchard Street, Newhall, share the same attractive and modern design, but Plots 3–6 offer the advantage of a larger square footage, providing more spacious internal accommodation. The ground floor layout includes a welcoming entrance hall that leads to a stylish guest cloakroom, fitted with a low flush WC, wash hand basin, radiator, and a UPVC double glazed window to the front.

At the centre of the home is a high-specification fitted kitchen, featuring a range of quality wall and base units, work surfaces, a sink and drainer, built-in oven and hob, integrated dishwasher, and space for further appliances. A UPVC double glazed window brings in natural light, and patio doors open onto the enclosed rear garden, creating an ideal setting for relaxing or entertaining. This versatile living space is further enhanced by a radiator and easy access to the cloakroom.

Additional features include a Mitsubishi Ecodan 5kW air source heat pump for energy efficiency, full UPVC double glazing, private rear parking, and contemporary finishes throughout.

- Newly built, HIGH SPECIFICATION Home
- Stylish open-plan Kitchen/Living/Dining Area
- Modern Family Bathroom
- UPVC double glazing throughout
- Allocated off-road rear parking
- Three Bedrooms, including En suite to Principal Bedroom
- Guest Cloakroom on the ground floor
- Energy-efficient Mitsubishi Ecodan air source heat pump
- Fully enclosed walled rear garden with patio and lawn
- SOUGHT AFTER LOCATION

First floor - Overview

This newly built home has been thoughtfully designed to offer stylish, contemporary living with a high-quality finish throughout, perfectly suited to the needs of today’s homeowners.

On the first floor, the principal bedroom is a spacious double and benefits from its own modern en suite shower room, complete with a sleek three-piece suite comprising a shower enclosure, low flush WC, wash basin, modern radiator, and a skylight that fills the space with natural light.

Bedroom Two is another generously sized double, featuring a UPVC double glazed window and radiator, creating a bright and comfortable setting. Bedroom Three is a well-proportioned single room, also enjoying natural light and warmth from a UPVC double glazed window and radiator.

The family bathroom completes the upstairs layout and is fitted with a contemporary three-piece suite, offering a stylish and practical space for everyday use.

Hall

4'0" x 5'4" (1.23 x 1.64)
Entrance door into the hall and guest cloakroom

Cloakroom

3'7" x 5'4" (1.10 x 1.64)
Low flush WC, wash hand basin and radiator

Lounge/Kitchen Diner

17'3" x 26'6" (5.27 x 8.10)
UPVC double glazed window to the front, radiator and through to the kitchen dining space which offers High specification fitted kitchen with wall mounted, base and drawer units. Fiited oven and hob, integrated dish washer, space for further appliances. UPVC double glazed window and doors onto the garden, radiator and a door to the cloakroom.

First floor

Loft access and doors to:-

Bedroom 1

11'10" x 10'2" (3.63 x 3.11)
UPVC glazed window , radiator and a door to:-

En suite

3'10" x 7'6" (1.19 x 2.30)
Shower, low flush WC, wash hand basin, radiator and skylight window.

Bedroom 2
9'8" x 8'8" (2.97 x 2.66)
UPVC double glazed window and radiator

Bedroom 3
7'1" x 8'7" (2.16 x 2.64)
UPVC double glazed window and radiator

Bathroom
5'6" x 6'8" (1.69 x 2.04)
Panel enclosed bath, wash hand basin, low flush WC, radiator and UPVC double glazed window

Outside - Overview
The property features a fully enclosed walled rear garden, providing a private and secure outdoor space. A well-maintained lawn and a patio area create the ideal setting for al fresco dining, relaxing, or entertaining guests. To the rear, allocated parking offers convenient and secure off-road parking.

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.

Directions
For SatNav purposes follow DE11 8HD

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.

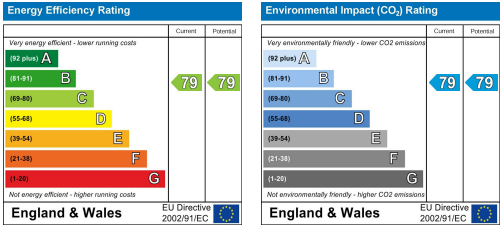
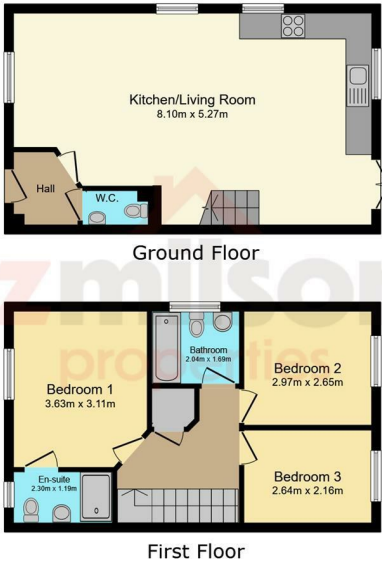
Tenure
Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

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COUNCIL TAX

Band: A

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THE TEAM

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MONEY LAUNDERING

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