



**38 Luton Road**  
**Church Gresley, Swadlincote, DE11 9TF**  
**£289,950**



## 38 Luton Road, Church Gresley, Swadlincote, DE11 9TF

**HURRY TO VIEW!** An immaculately presented Redrow-built 3-bedroom detached family home on the highly sought-after Castleton Park Estate. This superb property features a stylish fitted dining kitchen, spacious lounge, cloakroom/WC, and en suite to the master bedroom, along with a modern family bathroom. Outside offers a detached garage, ample parking, and a beautifully landscaped garden. EPC rating C - Council Tax Band D. With motivated sellers and in ready-to-move-into condition, early viewing is strongly recommended by **LIZ MILSOM PROPERTIES** !

- Redrow built detached family home
- Splendid fitted Dining Kitchen with appliances
- 3 generous bedrooms to the first floor
- Delightful landscaped rear garden
- Must be viewed to be fully appreciated!
- Ever popular development, excellent road links
- Spacious bay windowed Lounge, Cloaks/WC
- Master bedroom with En Suite Shower room
- Long driveway leading to garage
- Call Liz Milsom Properties to view.



## Location

Luton Road is situated on an ever-popular development, handily situated just a short distance from Swadlincote Town Centre with its supermarkets, restaurants and shops. Amenities on the development itself include a Sainsbury's local, Doctors/pharmacy and a takeaway. With excellent access to the A444 providing links with Burton upon Trent, Ashby de la Zouch and the M42 motorway.

## The immaculately presented accommodation:-

### Reception Hall

Steps lead to the front entrance door which is protected by an attractive storm canopy, A welcoming Entrance hall, having stairs leading off to First Floor, doors to Lounge, downstairs Cloaks/WC and splendid fitted Kitchen/Diner. Radiator and practical laminate flooring.

### Guest Cloaks/WC

Comprising of a two piece white suite of low level WC and pedestal wash hand basin. Double glazed window to the front elevation, vinyl flooring and radiator.

### Spacious Lounge

15'6 x 11'5" (4.72m x 3.48m)  
Being tastefully decorated, a light and airy room with walk in traditional bay window, TV aerial point, two radiators and fitted carpet.

### Splendid fitted Kitchen/Diner

18'5" x 10'6 (5.61m x 3.20m)  
Having an excellent range of wall and floor mounted farmhouse style units, with ample work surface areas, including a separate solid wood top with inset stainless steel sink which sits on a separate island unit housing additional storage cupboards beneath. There are many Integrated appliances providing sleek and clean lines. The appliances include, 'Smeg' four ring gas hob, with extractor hood over Bosch electric oven, 'Smeg' microwave, separate integrated fridge freezer and dishwasher. Concealed under cupboards lighting. Laminate flooring runs throughout this room and double glazed window providing plenty of natural light, overlooking the rear garden. In the Dining Area there is plenty of room for a dining area, TV aerial point, radiator, spot lighting, storage cupboard which has plumbing for automatic washer. Double glazed French doors lead to the delightful landscaped rear garden.

### First Floor and landing

Carpeted stairs lead to the first floor and landing with balustraded staircase, with two windows to the side elevation and access to loft, all accommodation lead off. Built in cupboard housing the gas boiler.

## Main double bedroom

11'11" x 11'3" (3.63m x 3.43m)  
Located to the front of the property, with PVCu double glazed window, large fitted wardrobes with sliding doors, radiator, TV aerial point, fitted carpet, ceiling light point and door to leading to the;

### En suite Shower Room

8'2" x 4'1" (2.51 x 1.27)  
Having three piece white suite comprising of double width shower cubicle with thermostatic twin head waterfall shower, attractive tiling, wash hand basin with vanity cupboard beneath and perfect for storage and low level WC. Practical vinyl flooring, heated towel rail and opaque double glazed window to the side elevation.

### Double bedroom

11'0" x 9'10" (3.37 x 3.01)  
A good sized double bedroom having fitted wardrobes with sliding doors, radiator, ceiling light point, TV aerial point, fitted carpet and double glazed window overlooking the rear garden.

### Generous Bedroom/office

10'9" x 7'2" (3.29 x 2.19)  
Having laminate flooring the present Owners currently use this room as an office, with radiator, ceiling light point and double glazed window to the rear elevation.

### Family Bathroom

9'0" x 6'8" (2.74m x 2.03m)  
Having three piece white suite comprising of panelled bath with thermostatic twin head waterfall shower and shower screen, wash hand basin with vanity unit beneath and low level WC. ceiling light point, heated towel rail, built in cupboard housing the hot water cylinder, vinyl flooring and opaque double glazed window to the front elevation.

### Outside

The property is set behind a small front garden with plenty of colour. with steps and path leading to the front entrance door. The rear garden has been landscaped with ease of maintenance in mind, with an artificial lawn by LazyLawn, an extensive smart block paved patio area, perfect for entertaining family and friends in the summer months, attractive shaped gravelled flowers beds, well maintained fenced boundaries which affords a high degree of privacy. The garden must be viewed to be fully appreciated.

### Detached single garage

Side long driveway to the right hand side of the property provides off road parking for 2-3 vehicles and leads to the garage which has an up and over front entrance door.

## 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.

## Viewing Strictly Through Liz Milsom Properties

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9.00 am – 4.00 pm Saturday  
Closed - Sunday

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## 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.

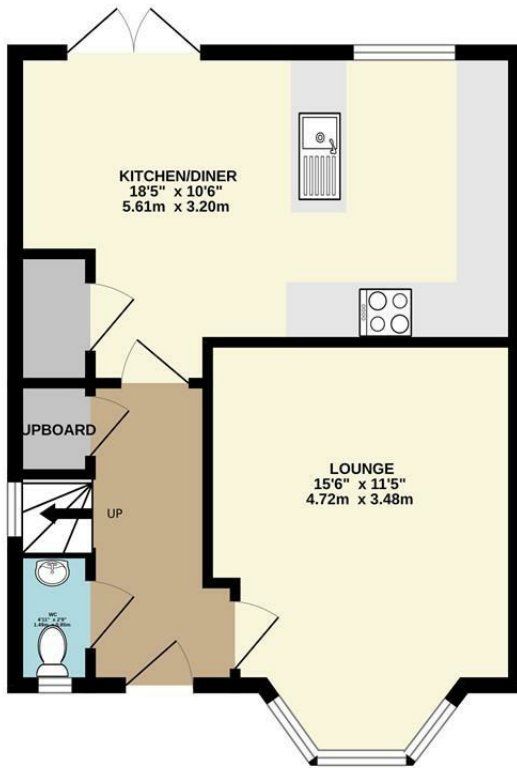
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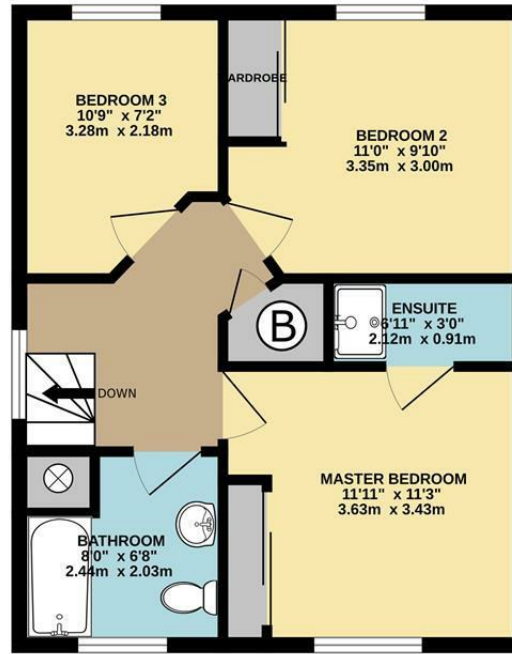




GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.

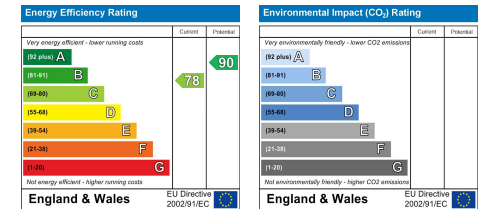


TOTAL FLOOR AREA : 906sq.ft. (84.2 sq.m.) approx.

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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## Directions

For SAT NAV PURPOSES use DE11 9TF.



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## COUNCIL TAX

Band: D

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

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## GENERAL INFORMATION

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## THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

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