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3 Millfield Croft
Swadlincote, DE11 0XP
£195,000

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***** LIZ MILSOM PROPERTIES ***** are delighted to bring 3 Millfield Croft to the market. A well-presented two double bedroom semi-detached home, ideally located in a quiet cul-de-sac close to local amenities, schools and excellent transport links. Offered with no upward chain, this property is ready to move straight into and is perfect for first-time buyers or downsizers. The accommodation includes a spacious lounge with feature fireplace and understairs storage, a modern open-plan kitchen/diner with side access to the garden, and a stylish shower room. Outside benefits include a block-paved driveway, car port with up-and-over door leading to secure parking at the rear, and a private, low-maintenance rear garden with patio, lawn and garden shed. EPC: D / TAX BAND: A

CALL TO ARRANGE YOUR VIEWING TODAY!

- 2 Double bedroom semi-detached home offered with no upward chain
- Spacious Lounge
- Modern family shower room
- Off road parking and secure car port
- Fantastic location close to local amenities
- Modern fitted kitchen with open plan dining area
- 2 Double bedrooms
- Great size private rear garden
- Ideal for first time buyers / investors being tastefully decorated throughout
- EPC: D / TAX BAND: A



Location

Tucked away in a quiet cul-de-sac within the popular Midway area of Swadlincote, 3 Millfield Croft enjoys an enviable location. The property is just a short distance from Swadlincote town centre, offering a wide range of shops, cafés, restaurants and leisure facilities, while families benefit from excellent nearby schools including Elmsleigh Infant & Nursery, St Edward's Catholic Academy and Mercia Academy, all within easy reach. For commuters, strong transport links via the A511 and A444 connect swiftly to Burton-on-Trent, Ashby-de-la-Zouch and beyond, with Burton rail station less than four miles away providing onward links to Birmingham, Derby and Leicester. Set within the scenic National Forest, the area is also rich in green space, countryside walks and family attractions, offering a fantastic balance of modern living and outdoor lifestyle.

Overview

This delightful two double bedroom semi-detached property is beautifully presented throughout and offers ready-to-move-into accommodation, making it an excellent choice for first-time buyers or those seeking a low-maintenance home.

To the front, the property enjoys a neat and low-maintenance lawned garden, alongside a block-paved driveway leading to a car port with up-and-over garage door, which in turn provides access to additional secure parking at the rear. A pathway leads to the front entrance.

Upon entering, the welcoming reception hallway features carpeted stairs rising to the first floor and a door through to the spacious lounge. Positioned at the front of the home, the lounge is bright and inviting with a large window, feature gas fire, two useful understairs storage cupboards, carpeted flooring, TV point, central light fitting and radiator. A glazed internal door opens into the open-plan kitchen/diner.

The dining area is a generous size, with space for freestanding furniture, and benefits from hardwearing flooring. The modern fitted kitchen is well-equipped with a range of wood-effect wall and base units complemented by matching worktops. Integrated features include a stainless steel sink and drainer, with space and plumbing for further freestanding appliances. A side door provides direct access to the rear garden, while a rear-facing window enjoys pleasant garden views.

To the first floor, the landing leads to two excellent double bedrooms and a modern shower room.

Bedroom One: Located to the front, with built-in storage cupboard, carpeted flooring, radiator and window overlooking the front elevation.

Bedroom Two: A well-proportioned double room to the rear with window overlooking the garden, carpeted flooring and radiator.

Shower Room: Stylish and modern, fitted with a three-piece suite comprising shower cubicle, low-level WC and pedestal wash hand basin, complemented by a chrome heated towel rail and frosted window.

Externally, the rear garden is a fantastic feature – private, not overlooked, and designed for ease of maintenance. It includes a patio seating area, lawned section, fenced boundaries, a garden shed and additional rear parking with access back to the front via the garage door.

Entrance Hall

4'7" x 2'9" (1.4m x 0.84m)

Lounge

13'3" x 8'9" (4.06m x 2.67m)

Dining Area

12'9" x 7'1" (3.9m x 2.16m)

Kitchen

11'1" x 10'7" (3.4m x 3.23m)

Main Bedroom

12'0" x 9'8" (3.68m x 2.95m)

Bedroom Two

12'4" x 6'5" (3.76m x 1.98m)

Shower Room

5'8" x 5'6" (1.75m x 1.68m)

Outside

Outbuilding

11'6" x 6'2" (3.53m x 1.9m)

Garden

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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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

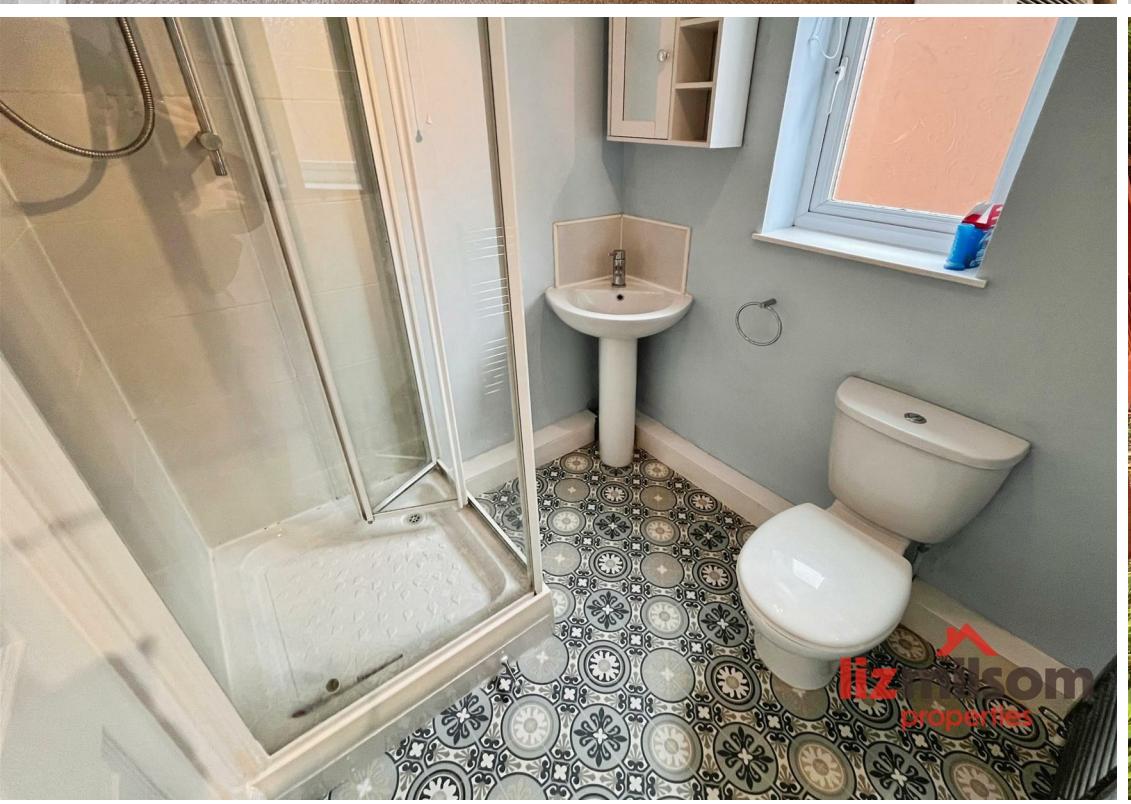
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

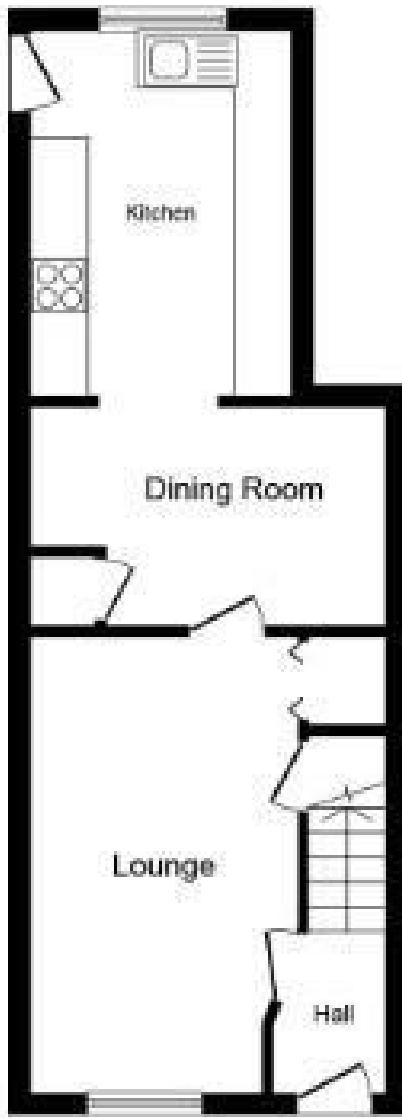
Services

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.





Ground Floor



First Floor

Directions

For sat nav purposes use the postcode DE11 0XP

Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

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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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