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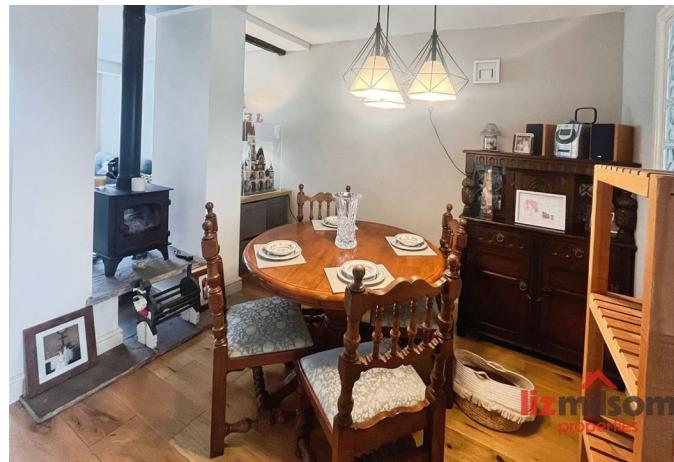
71 Darklands Road
Swadlincote, DE11 0PG
Reduced to £229,000

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71 Darklands Road, Swadlincote, DE11 0PG

***** LIZ MILSOM PROPERTIES***** are pleased to bring Darklands Road to the market. A fantastic opportunity to purchase this spacious and well-presented three double bedroom semi-detached family home, ideally located in the heart of Swadlincote and offered with no upward chain. The property features a generous open-plan lounge and dining area with a feature log burner, a modern breakfast kitchen with utility cupboard and patio doors lead out to the rear garden, and both a ground floor bathroom and first floor shower room. Upstairs offers three well-sized double bedrooms, two with built-in wardrobes. Outside, the property benefits from a part concrete, part gravel driveway providing off-road parking for up to five vehicles, a garage with through access, and a delightful rear garden with patio and lawn – perfect for families or keen gardeners. With a new roof fitted in 2024 and a sought-after central location, this home is ready to move into. Call today to arrange your viewing

- Three Bedroom Semi-Detached Family Home offered with no upward chain
- Fabulous Breakfast Kitchen with patio doors overlooking the rear garden
- 3 Fantastic sized bedrooms
- Superb rear garden ideal for families
- Local to amenities & great road links
- Open Plan Lounge Diner
- Ground Floor Family Bathroom
- First Floor Family Shower room
- Off Road parking for up to 5 Cars & Garage Space
- EPC: C /TAX BAND: B



Location

Swadlincote is well placed for the commuter with excellent road links leading to Burton upon Trent, Ashby de la Zouch and Derby with the major A-roads of the A444, A511 and A38. The M42 is also easily accessible which in turn leads to the major cities. Swadlincote town itself, which is within easy walking distance, has a good range of facilities including the Greenbank Leisure Centre, eateries, Cinema, a variety of supermarkets and shopping facilities and schools are also within walking distance. Doctors Surgery and Health Centre (located just down the road) and the bus station is central close to the Library.

The Well Presented Accommodation

Overview

71 Darklands Road, Swadlincote – Spacious 3-Bed Family Home with Generous Parking & No Upward Chain

Welcome to 71 Darklands Road – a fantastically sized and well-presented three double bedroom semi-detached family home, ideally located in the heart of Swadlincote and offered with no upward chain.

Set behind a charming walled frontage, the property features a part concrete, part gravel driveway offering off-road parking for up to five vehicles, with additional secure parking via an up-and-over garage that leads to further parking at the rear – perfect for families with multiple vehicles or those needing extra storage.

Upon entering, you're welcomed by an entrance hall with carpeted stairs rising to the first floor. A door opens into the bright and airy open-plan lounge and dining area, perfect for family living and entertaining. The spacious lounge area enjoys natural light through a uPVC double-glazed bay window, a feature log burner for added charm and warmth is the focal point of the room, a central heating radiator under the bay window, and another one on the wall with the bathroom door, an understairs storage cupboard provides useful storage. The dining area comfortably accommodates freestanding furniture and provides access to both the kitchen and the ground floor family bathroom, which comprises a panelled bath, low-level WC, pedestal wash basin, extractor fan, and central heating radiator

To the rear of the property is the fabulous breakfast kitchen, boasting a range of base and wall-mounted units for ample storage, a stainless steel sink and drainer, breakfast bar, kitchen island, space for a double range oven with stainless steel splashbacks and extractor hood, space for an American-style fridge/freezer, and plumbing for a dishwasher. The current owners are open to negotiation on the appliances. uPVC double-glazed sliding doors lead out to the delightful rear garden, while a utility cupboard off the kitchen provides useful extra storage with power & electricity for a washing machine & dryer and a rear-facing window.

Upstairs, the property continues to impress with three generously sized double bedrooms:

Bedroom One features two uPVC double-glazed windows to the front elevation, a central heating radiator, and built-in wardrobes.

Bedroom Two is also a great-sized double, with windows to both front and rear elevations, central heating radiator, and further built-in wardrobes.

Bedroom Three offers a rear-facing window and central heating radiator.

The modern family shower room completes the accommodation, fitted with a walk-in shower cubicle, low-level WC, pedestal wash basin, central heating radiator, and obscure uPVC window for privacy.

Additional benefits include a partially boarded loft with ladder access and a new roof installed in 2024.

To the rear, the generous garden is ideal for families or keen gardeners, featuring a large patio seating area, extensive lawn, mature shrubs and plants, and fenced boundaries for privacy. The garage offers through-access, connecting the front and rear of the property with ease. There are also 3 double electric points one on the patio one between the hedges and one at the bottom of the garden providing functionality and practicality

This home offers a rare combination of space, practicality, and location, making it the perfect choice for growing families – all with the bonus of being chain-free.

Entrance Hall

Spacious Open Plan Lounge Diner

Spacious Lounge

12'6 x 10'10 (3.81m x 3.30m)

Dining Area

10'6 x 9'6 (3.20m x 2.90m)

Ground Floor Family Bathroom

Breakfast Kitchen

12'6 x 12'6 (3.81m x 3.81m)

Utility Cupboard

First Floor Stairs & Landing

9'6 x 4'11 (2.90m x 1.50m)

Bedroom One

15'5 x 8' 11 (4.70m x 2.44m 3.35m)

Bedroom Two

20'4 x 8'2 (6.20m x 2.49m)

Bedroom Three

8'6 x 8'2 (2.59m x 2.49m)

Family Shower Room

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

CALL THE MULTI-AWARD WINNING AGENT TODAY

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

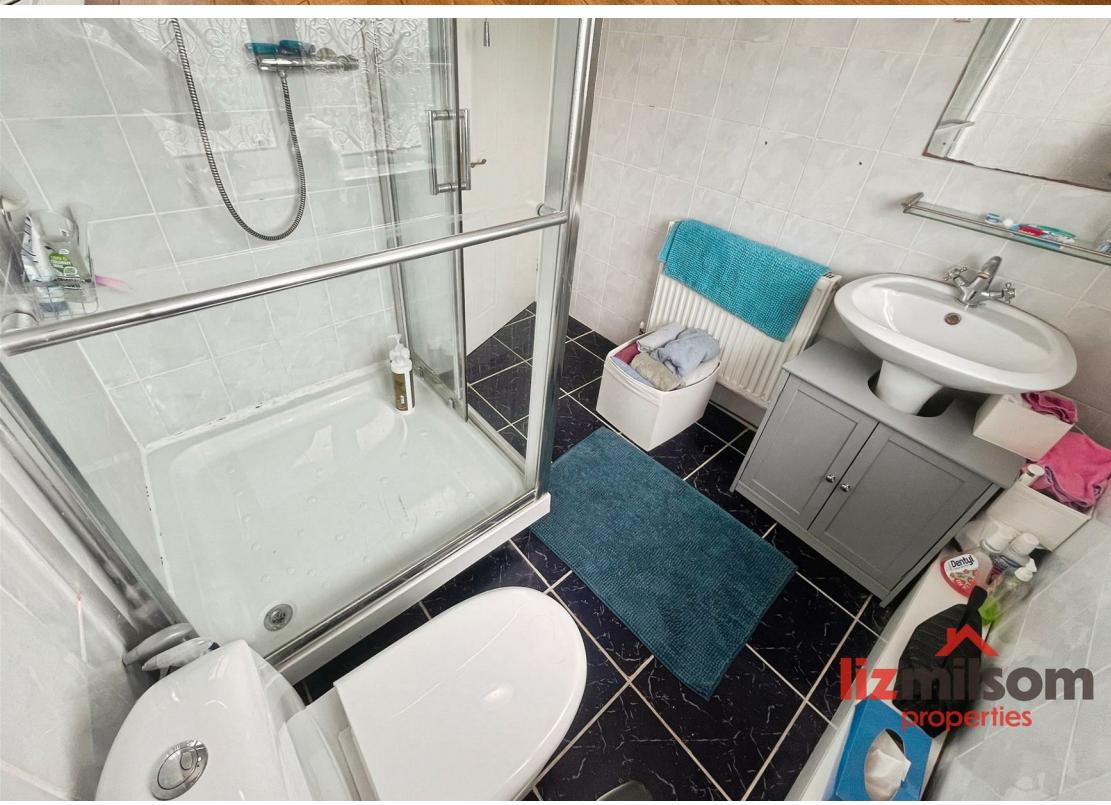
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

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 0PG



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	87
(81-91) B	72
(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	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) 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

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COUNCIL TAX

Band: B

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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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

