



70 Springfield Road
Midway, Swadlincote, DE11 0BY
£279,950

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** NEW PRICE ALERT ** - This well proportioned two double bedoomed detached Bungalow on a prestigious road in Swadlincote, offered with NO UPWARD CHAIN facility. The property sits well within a large plot, the frontage provides a substantial amount of off road parking, leading to the garage. To the rear is a non overlooked large well established landscaped garden which provides plenty of space for entertaining. In brief the property comprises: - entrance hall, Spacious lounge diner, separate Sunroom/Conservatory, modern fitted kitchen, WC/utility room, two generous bedrooms and modern shower room. EPC rating D - Council Tax Band C. Viewings are highly recommended, call our dedicated sales team today!

- Detached 2 bedoomed Bungalow
- Generous sized plot with ample parking
- Fitted Kitchen, Utility/WC, storage
- 2 double bedrooms & Shower room
- Above average sized garage
- Offered with No Upward chain
- Spacious Lounge/Dining room
- Separate lean to Conservatory
- Landscaped front and rear gardens
- Viewing absolutely essential!



Location

Located in the heart of Swadlincote, 70 Springfield Road offers the perfect blend of suburban living with convenient access to local amenities. Swadlincote is a thriving market town, known for its strong sense of community and excellent facilities. The property is situated in a well-established residential area, just a short distance from the town centre, where you'll find a variety of shops, cafes, and restaurants and super markets. For recreational purposes there are various Gyms, Library, Swadlincote Ski-Slope/Toboggan run, Cinema and a short drive is Conkers, the local Tourist attraction, a family-friendly centre in the National Forest with play areas, discovery zones and an amphitheatre. The property also benefits from excellent transport links, with easy access to the A444, connecting you to nearby towns such as Burton upon Trent and Ashby-de-la-Zouch. The M42 motorway is within easy reach, offering quick routes to Birmingham, Nottingham, and Leicester. Families will appreciate the selection of good local schools, such as Springfield Junior School, St Edward's Catholic Academy and The Pingle Academy.

Overview

This well-presented detached bungalow on the sought-after Springfield Road in Swadlincote, offers comfortable and convenient single-storey living, ideal for a variety of buyers. Benefiting from gas central heating and double glazing throughout, the home ensures warmth and energy efficiency year-round.

Upon entering, you are welcomed by a spacious hallway that leads at the rear into the spacious living/diner room, that is filled with plenty of natural light from the large picture window which overlooks the delightful rear garden. A focal point of this room is the fire surround with fitted electric fire, providing a welcoming space for relaxation.

There are patio doors with a step down leading into the separate Sun Room/Lean to Conservatory with fitted blinds and wall lights. A connecting door leads through to the garage which is useful for storage and convenient if the weather is poor.

The well-appointed kitchen is located to the rear, having an extensive range of wall and floor mounted units with some built in appliances and additional space. Adjacent to the kitchen there is a rear lobby providing access to the rear garden with timber gate for security. There are two separate room, which include Storage and a separate Utility having plumbing for an automatic washer and WC. The wall mounted Potterton gas boiler is also located in this room.

The property features two generously sized bedrooms, both located to the front of the property, one fitted with a comprehensive range of wardrobes and cupboards.

Completing the accommodation is the modern shower room fitted with three piece suite with high-quality fixtures and fittings which includes a wide shower with Aqualisa shower, wash hand basin with a fitted vanity unit and low level flush WC. built in linen cupboard and heated towel rail.

The standout feature of this bungalow on Springfield Road is the actual plot. The frontage of the property is just brilliant with the

property being set well back from the road, the garden itself with various shrubs, gravelled areas with low maintenance in mind. The front also offers ample room for off street parking suitable for several vehicles with an driveway leading to the garage. You can also access the garage that has power and lighting throughout and offers a brilliant amount of space for storage. To the rear, the home enjoys a large patio which is ideal for outdoor furniture and perfect for entertaining.

This bungalow is a rare find, offering exceptional living space in a prime location with easy access to the town. Early viewing is highly recommended.

The well presented accommodation

Reception Hall

5'5" x 16'7" (1.66 x 5.07)

Spacious Lounge

11'10" x 21'10" (3.63 x 6.67)

Sunroom

15'7" x 10'11" (4.76 x 3.33)

Fitted Kitchen

11'10 x 8'9 (3.61m x 2.67m)

Utility/WC

5'5" x 5'1" (1.67 x 1.55)

Rear lobby

6'4" x 2'11" (1.95 x 0.90)

Double Twin Bedroom

11'4" x 11'4" (3.46 x 3.47)

Double Bedroom

12'3" x 8'11" (3.75 x 2.72)

Modern Shower Room

8'8" x 5'8" (2.65m x 1.75m)

Outside

The property occupies a well proportioned plot enjoying gardens to front, a fully enclosed rear and side garden. The rear garden is slightly elevated and has the added benefit of not being overlooked there are two large paved patio areas ideal for entertaining, a good sized lawned area, with landscaped gardens with a range of specimen shrubs and plants, including garden shed, outdoor tap, with side access. To the front garden which is low maintenance with gravelled borders, a paved pathways lead to the front door, Attractive driveway provides ample off road parking and drive which leads to the:

Above average sized Garage

18'2" x 10'4" internal measurements (5.55 x 3.17 internal measurements)

With remote controlled door, power and light supply, and connecting door to the Sun room, which in turn leads through to the rest of the property.

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

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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9.00 am – 6.00 pm Monday, to Thursday

9.00 am - 5.00 pm Friday

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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.

LMM/LMM/MAC 28.6.2025/1 DRAFT



GROUND FLOOR



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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Seabrook House, Dinmore Grange, Hartshorne,
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Directors: E M Milsom G T Milsom



Directions

For SAT NAV purposes use DE11 0BY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	70	
(70-80)	C		
(55-69)	D	55	
(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		
(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: C

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

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

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



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