



**15 School Close**  
**Albert Village, Derbyshire DE11 8FD**  
**£204,950**

**lizmilsom**  
properties

## 15 School Close, Albert Village, Derbyshire DE11 8FD

\*\* NEW PRICE ANNOUNCEMENT \*\* RARE OPPORTUNITY to acquire a MUCH IMPROVED 3 bed roomed FAMILY HOME, in this much sought after National Forest village with many walks available and so handy for the primary school. Benefiting from cul-de-sac location, FITTED BREAKFAST KITCHEN open plan Conservatory, Separate Lounge, 2 double bedrooms & single bedroom and modern Bathroom. Gardens to side and rear with extensive patio. Side shared driveway for 2 cars & GARAGE. Easy access to M42, A444 and A514 EPC rating - Council Tax Band B. Call our dedicated sales team to book your viewing! Late night Thursdays till 8pm.

- Fantastic opportunity
- Quiet Cul-de-sac, easy access M42
- Hall, Spacious Lounge
- Conservatory, Modern family Bathroom
- Garage & off road parking
- Much improved 3 bed SEMI
- Popular National Forest Village
- Fitted Dining Kitchen with appliances
- 3 generous bedrooms
- Excellent walks close by - View early!



## **Location**

Albert Village is a small post-industrial village in Leicestershire, England and is located approximately 1.5 miles from the town of Swadlincote. The village is home to Albert Village Lake, a 1.3 mile pathway and is also located close to the National Forest Visitor's Centre with associated walks, bridle paths and Hicks Lodge Cycle Centre. Conkers Discovery and visitors centre is within walking distance, alongside, public house and primary school. In addition to the National Forest there is a new Youth Hostel and associated camping field, together with Moira Canal and Sarah's Wood (part of a historic visitor's centre)

Located within a few minutes walk of Swadlincote town centre which provides a range of excellent amenities including, shops, supermarkets, a leisure centre and the ever popular ski centre.

Situated within a short proximity of excellent road networks, the closest being the A444 trunk road with direct routes to both Burton upon Trent and Tamworth, both with mainline railway stations, the A511 is just a short travel distance away, offering easy access to Ashby de la Zouch with easy access to the M42 and the nearby cities of Derby and Leicester.

## **The Ground Floor Accommodation in more detail:-**

Double glazed timber entrance door leading to the;

### **Reception Hall**

Having laminate flooring, radiator, ceiling light point, stairs leading to the First Floor and door to the;

### **Spacious Lounge**

15'0 x 11'2 (4.57m x 3.40m)

A great family room perfect for relaxing having practical laminate flooring, ceiling light point, TV aerial point, radiator, coving to ceiling and double glazed leaded light window to the front elevation. Understairs storage cupboard and door leads through to the Kitchen/Diner

### **Conservatory**

11'1 x 6'3 (3.38m x 1.91m)

A great additional ground floor space particularly if you have young children, having a brick built base with double glazed windows, laminate flooring and door leading to the rear garden.

### **First floor and landing**

Carpeted stairs lead to the first floor and landing with access to loft hatch, airing cupboard housing the hot water cylinder with shelving, double glazed window to the side elevation, fitted carpet and all accommodation lead off.

### **Main bedroom**

12'10 exc wardrobes x 8'3 (3.91m exc wardrobes x 2.51m)

Double glazed leaded light window to the front elevation, fitted wardrobes, laminate flooring, TV aerial point, ceiling light/fan point and radiator.

### **Double bedroom**

9'10 x 8'3 (3.00m x 2.51m)

Double glazed window to the rear elevation, radiator, laminate flooring, ceiling light point and TV aerial point.

### **Single Bedroom**

9'10 x 6'0 (3.00m x 1.83m)

Currently used as a nursery with double glazed leaded light window to the front elevation, laminate flooring, modern concealed lighting, built-in storage cupboard with shelving and child's hanging rail.

### **Modern family bathroom**

6'5 x 5'6 (1.96m x 1.68m)

Having a three piece white suite comprising of panelled bath with mains shower over, pedestal wash hand basin set within a vanity unit and closed closet WC. Part tiled, laminate tiled effect flooring, heated towel rail, recessed lighting and opaque double glazed window to the rear elevation.

### **Outside = Front garden**

The property is situated at the head of the cul-de-sac, enjoying a quiet setting with no immediate passing traffic and therefore enjoys a high degree of privacy. Open front garden area and side pedestrian access leading to the side patio and rear garden.

### **Splendid well equipped fitted Kitchen/Diner**

14'6 x 8'5 (4.42m x 2.57m)

Having an excellent range of white high gloss wall and floor mounted units, ample rolled edge work surface areas and inset stainless steel sink unit with mixer tap over. Included in the sale is the four ring gas hob, electric oven and extractor fan over. Plumbing for automatic washer, spot lighting, radiator, laminate floor, wall mounted gas boiler which is carefully concealed behind a matching door front, double glazed window. There is ample room for a dining table the room then opens into the:-

### **Single brick built garage**

16'8 x 8'3 (5.08m x 2.51m)

Having built within a block garage of two, the other garage belongs to No 17, the neighbouring detached property. Having a metal up and over door, power and light supply, side personnel door to the rear garden and storage above.

### **Side patio and rear garden**

Landscaped extensive rear garden being an attractive patio are with panelled fenced boundaries, there is an artificial lawned area, ideal for entertaining.

### **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.

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**

### **Measurements**

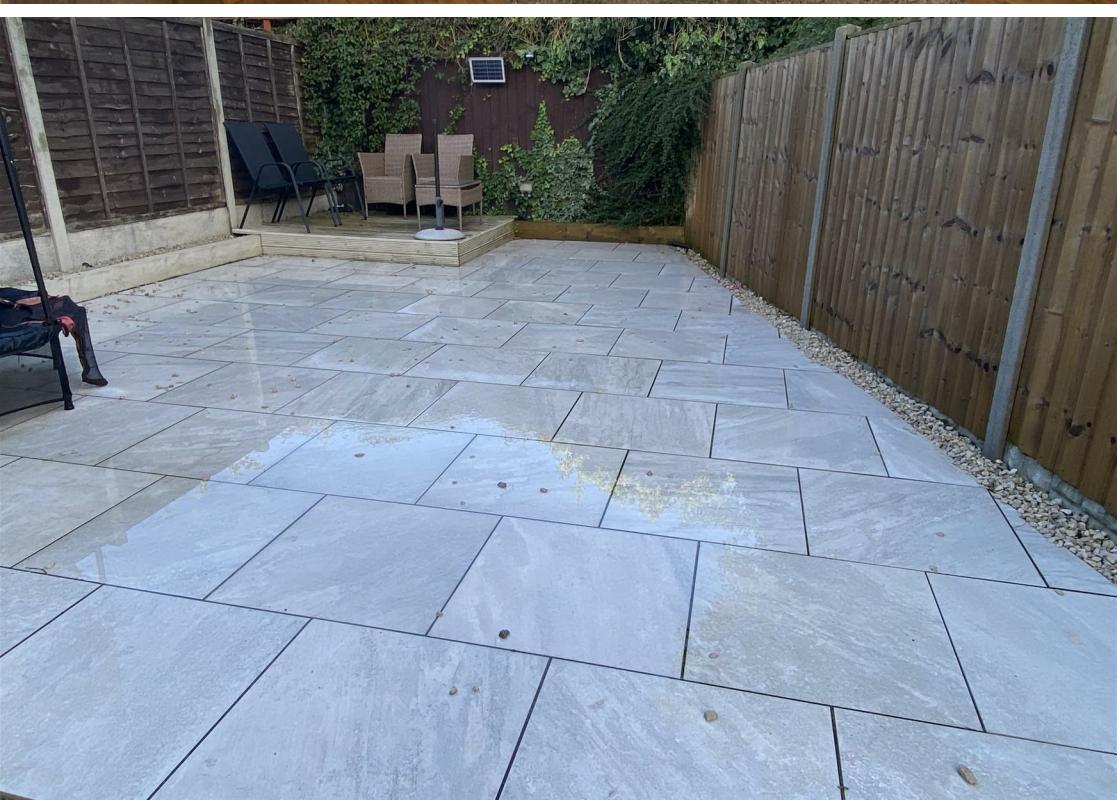
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended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

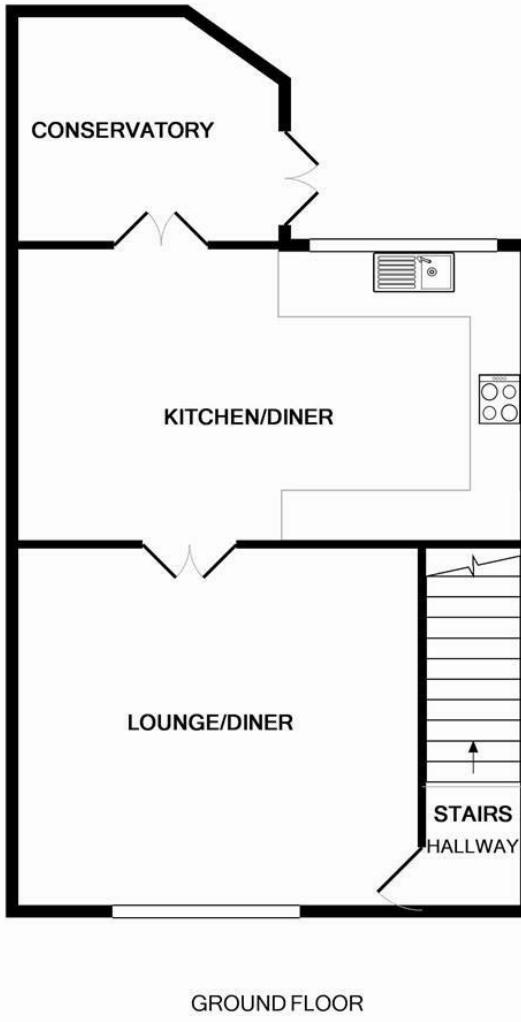
### **Disclaimer**

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.

LMPL/LMM/22.09.2024/1 DRAFT

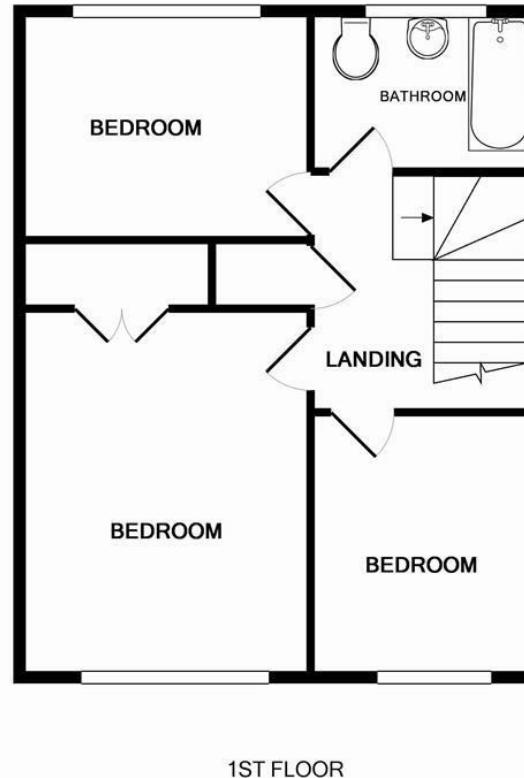
It should be noted that these are DRAFT DETAILS which are awaiting APPROVAL from the sellers. Therefore if there is anything that you would wish to check prior to visiting the property for an internal inspection, then please contact our office before making the journey, call 01283 219336 or email: lizmilsom@btinternet.com





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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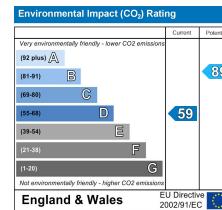
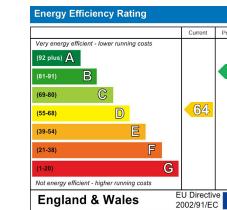
Seabrook House, Dinmore Grange, Hartshorne,  
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom



## Directions

The property is best approached by travelling out of Swadlincote town centre along Civic Way. At the mini roundabout proceed straight ahead into Swadlincote Road and take the left hand lane, after the second set of traffic lights turn right into Woodhouse Street which then becomes Common Road and proceed to the roundabout. Turn left into Main Street, Albert Village at the staggered crossroads turn right in to Occupation Road and first left into School Close. Continue into the cul-de-sac and the subject property is situated on the left hand side, clearly denoted by our distinctive red "For Sale" board. For SAT NAV purposes use DE11 8FD



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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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Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will be a fee for mortgage advice. The actual amount you pay will depend upon your  
circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

