




lizmilsom
properties

**48 Winchester Drive
Swadlincote, DE12 6PP
£179,950**


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48 Winchester Drive, Swadlincote, DE12 6PP

Liz Milsom Properties are delighted to offer for sale, this semi-detached bungalow, which is available for sale with no upward chain, presents an excellent opportunity for those seeking a property in a semi-rural location. Offering ample potential, the bungalow requires some modernisation, making it ideal for down sizers looking to personalise their next home. The accommodation comprises one separate reception room, providing a comfortable living space, a kitchen filled with natural light, A conservatory extends the living area with great outlook and additional space for relaxation. The ground floor modern wet room is easily accessible and designed for practicality. The property features three generous bedrooms, and a potential single bedroom/office, suitable for a variety of uses. Added benefits include gas central heating, double glazing, off-road parking, carport and a garage and low maintenance front and rear gardens. Council Tax Band B - EPC rating D

- Offered with No upward chain.
- Gas fired central heating & double glazing
- Lounge, Conservatory, modern fitted Kitchen
- Low maintenance gardens, off road parking
- Excellent roadlinks to the M42
- 3/4 bedroomed semi-detached Bungalow
- Extended to provide 2 first floor bedrooms
- Ground floor double bedroom
- Carport and delightful farmland views
- Hurry to view - Strictly by appointment



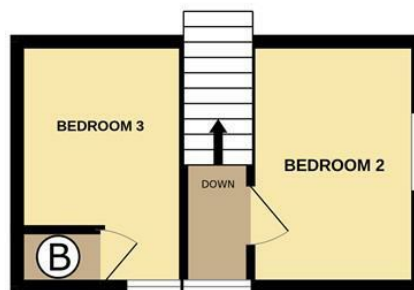
Key features Key features	filled with natural light, A conservatory extends the living area with great outlook and additional space for relaxation. The ground floor modern wet room is easily accessible and designed for practicality.	9.00 am - 8.00 pm Thursday 9.00 am - 5.00 pm Friday 9.00 am – 4.00 pm Saturday Closed - Sunday
No onward chain Sought-after neighbourhood Three bedrooms Fitted Kitchen with great view Conservatory overlooking rear garden Modern accessible wet room Off-road parking Ample potential for modernisation Close to amenities and green spaces	The property features three generous bedrooms, and a potential single bedroom/office, suitable for a variety of uses. Added benefits include gas central heating , double glazing, off-road parking, carport and a garage and low maintenance front and rear gardens. Council Tax Band B applies - EPC rating	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.
Room measurements Conservatory - 2.91m x 2.22m (9'6" x 7'3") Fitted Kitchen - 3.17m x 2.88m (10'4" x 9'5") Living Room - 4.25m x 3.57m (13'11" x 11'8") Ground floor Wet Room - 1.95m x 1.65m (6'4" x 5'4") Office/Study/Bedroom 4- 2.58m x 1.9m (8'5" x 6'2") Ground floor Main double bedroom - 3.6m x 2.6m (11'9" x 8'6")	Located within easy reach of local amenities and green spaces, this bungalow enjoys a position in a well-regarded neighbourhood. The surroundings provide a balance between peaceful living and access to essential services, enhancing its appeal to those downsizing. This property offers a blank canvas for new owners to update and create a home tailored to their requirements. Internal viewing is highly recommended to appreciate the space and potential offered.	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.
Reception Hall - 4.97m x 0.89m (16'3" x 2'11") First floor double bedroom - 4.1m x 2.64m (13'5" x 8'7") max restricted ceiling height First floor 3rd bedroom - 3.63m x 2.96m (11'10" x 9'8") restricted ceiling height	Outside The property is set back from the road, behind a wall with drive providing OFF ROAD PARKING. Detached garage which is in need of some attention and there are easily maintained gardens to front and rear. There are delightful views over open farmland to rear. Viewing Strictly Through Liz Milsom Properties To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.	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.
Overview Description This semi-detached bungalow, is available for sale with no upward chain, presents an excellent opportunity for those seeking a property in a semi-rural location. Offering ample potential, the bungalow requires some modernisation, making it ideal for down sizers looking to personalise their next home. The accommodation comprises one separate reception room, providing a comfortable living space, a kitchen	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	



GROUND FLOOR



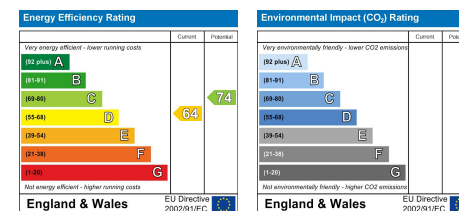
1ST FLOOR



Directions

For SAT NAV purposes use DE12 6PP

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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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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MAB 4202