



**21 Lamplight Way  
Swadlincote, DE11 9HA  
£385,000**

**lizmilsom**  
properties

## 21 Lamplight Way, Swadlincote, DE11 9HA

Liz Milsom Properties are delighted to bring to the market this impressive DETACHED FAMILY HOME set within the popular Manor Fields development by St Modwen Homes. Offering stylish, modern living throughout, the property features an open-plan lounge diner with French doors to a landscaped rear garden, a contemporary fitted Breakfast Kitchen and ground floor Cloaks/WC. The four well-proportioned Bedrooms including a master with En-suite, plus extended driveway PARKING and GARAGE. To the rear there is a landscaped rear garden and GREAT SIZED PATIO AREA. OFFERED WITH NO UP-WARD CHAIN this is a superb home in a sought-after estate location – early viewing is highly recommended - Council Tax Band "D"/EPC Rating "B".....

- Modern Up-graded DETACHED Home
- Ground Floor Cloaks/WC
- Principal Bedroom & Ensuite
- Family Bathroom
- Garage & OFF ROAD PARKING
- Spacious Breakfast Kitchen
- Open Plan Lounge/Diner
- Three further DOUBLE Bedrooms
- Landscaped Rear Garden
- "NO UPWARD CHAIN"



## Location

Lamplight Way is located on the ever popular Manorfields development built by St Modwens Homes. The property occupies an appealing position within the development which has a children's play area, which is within walking distance. With access to the A444, Manorfields is perfect for commuters, as well as individuals who are in search of a village lifestyle. The development is less than five-miles from Burton-on-Trent and near the thriving cities of Derby, Loughborough and Leicester. The popular South Derbyshire village of Castle Gresley is well-placed for commuters and has excellent road links via the A511 and A444 leading to Burton upon Trent, Ashby de la Zouch, Tamworth and Birmingham via the near-by M42. There are primary schools in Linton & Church Gresley within close proximity of the property itself. There is also a doctors surgery, convenience store and a host of other shops, a short drive away. The local bus service runs just a short distance away providing easy access into the nearby market town of Swadlincote and the surrounding areas. Swadlincote is approximately half a mile away and provides a wide-range of shops, eateries, a cinema and numerous other facilities.

## Overview - Ground Floor

The ground floor offers a superb blend of style and functionality, accessed via a storm-covered entrance porch that provides shelter in all weathers. The current vendors have thoughtfully reconfigured the layout to create an impressive breakfast kitchen, now a generous and sociable space featuring modern cream high-gloss wall and base units, integrated appliances and a central island, perfect for everyday family life. From here, doors lead to the integral garage and a well-appointed guest cloakroom.

To the rear, the spacious lounge diner enjoys a lovely outlook over the garden, with both a window and patio doors allowing natural light to flood in. Finished with upgraded wood-effect flooring and a contemporary media wall with inset log-effect fire, TV point and shelving, this inviting room is ideal for relaxing, entertaining and family gatherings.

## Overview - First Floor

The first floor features a stunning master bedroom with built-in double wardrobes and a modern en-suite shower room, complete with a double shower enclosure, low-level WC, and wash hand basin. Three further generous double bedrooms offer versatile family space, while the contemporary family bathroom boasts a four-piece suite, including a bath and separate shower cubicle, finished with click LVT flooring, a heated towel rail, and recessed spot lighting. Bright, spacious, and beautifully appointed, this first floor is perfect for modern family living.

## Outside - Overview

The property benefits from extended off-road parking to the front, providing ample space for multiple vehicles. A side wooden gated access leads through to the rear garden, which is fully enclosed with fence-panelled boundaries, offering privacy and security. The garden features an extended limestone patio, perfect for outdoor entertaining, with steps leading down to a beautifully maintained lawn, creating a versatile and inviting outdoor space for family life.

## Fitted Breakfast Kitchen

16'2" x 12'2" (4.95 x 3.71)

## Spacious Lounge/Diner

24'6" x 10'5" (7.49m x 3.2m)

## Ground Floor Cloaks/WC

## Stairs to First Floor & Landing

## Principal Bedroom

14'2" x 10'7" (4.32m x 3.25m)

## Ensuite Shower Room

## Bedroom Two

14'2" x 10'0" (4.32m x 3.07m)

## Bedroom Three

12'2" x 8'9" (3.71m x 2.69m)

## Bedroom Four

12'2" x 9'5" (3.71m x 2.88m)

## Four Piece Family Bathroom

8'11" x 8'5" (2.72m x 2.57m)

## Agents Note

A beautifully presented detached family home in the popular Manor Fields development. The ground floor boasts a generous breakfast kitchen with modern cream high-gloss units, integrated appliances and central island, a guest cloakroom, and a spacious lounge diner with garden views, upgraded wood-effect flooring, and a contemporary media wall. Upstairs, the master bedroom features built-in double wardrobes and a modern en-suite with double shower, low-level WC, and wash hand basin, complemented by three further double bedrooms and a family bathroom with four-piece suite, click LVT flooring, heated towel rail, and spot lighting. Externally, the property benefits from extended off-road parking, side gated access, and a fully enclosed rear garden with an extended limestone patio leading down to a lawn – perfect for entertaining and family life.

## Solar Panels

This property benefits from having installed and owned Solar Panels fitted by the locally run business M & S Renewables - the property will be sold to include the Panels and this has been integrated into the asking price - PLEASE DO ASK for further information on costings/savings.

## 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 COMPETITVE 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.

## Making An Offer

As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

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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 – offering straight forward honest advice and extremely competitive fees.

## Measurements

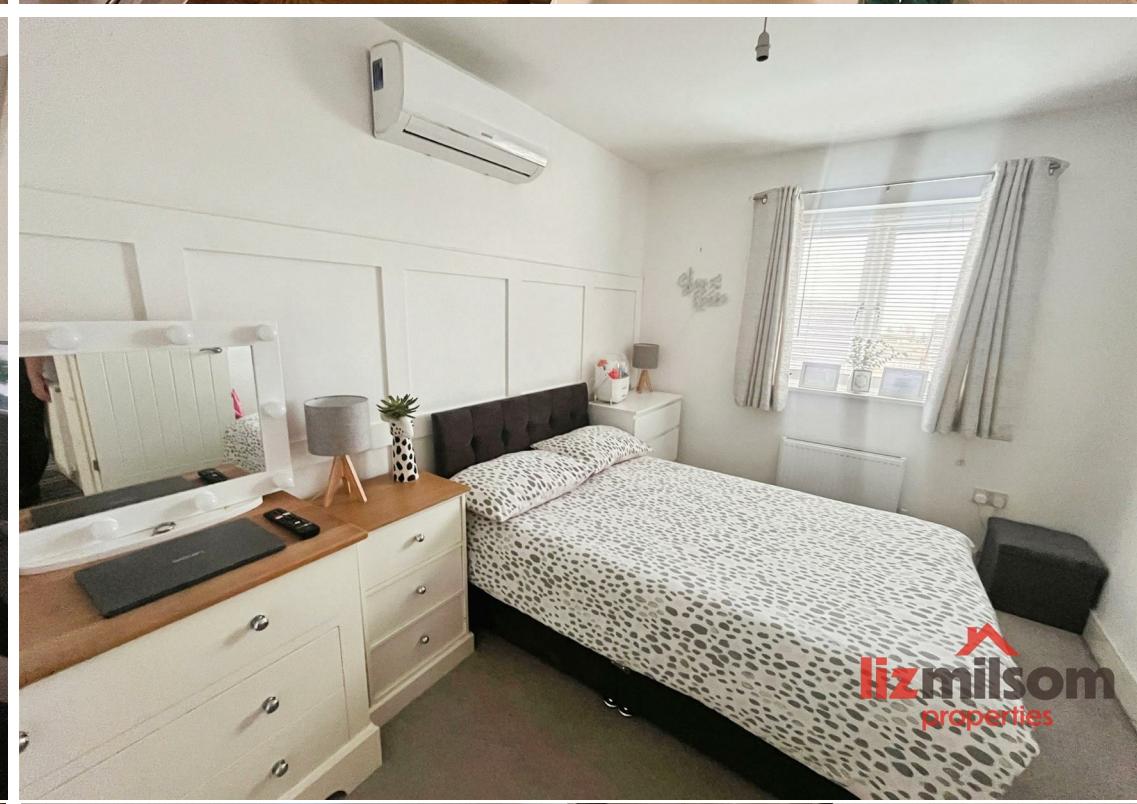
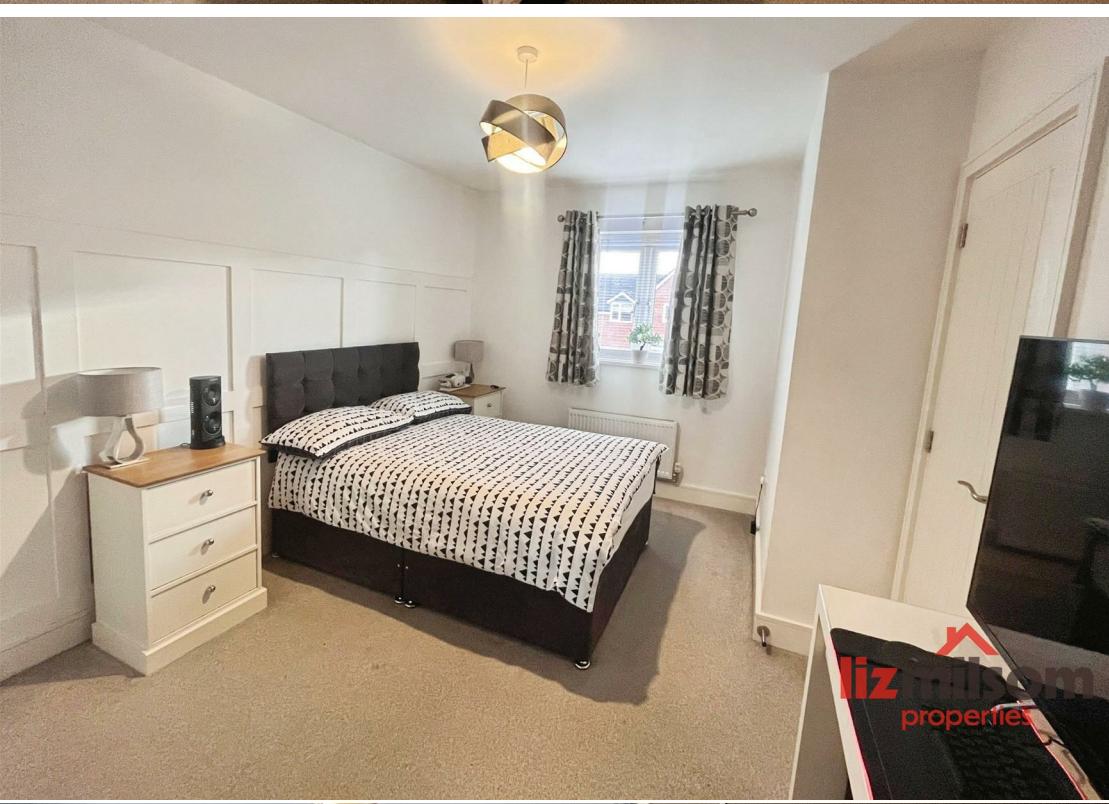
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended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

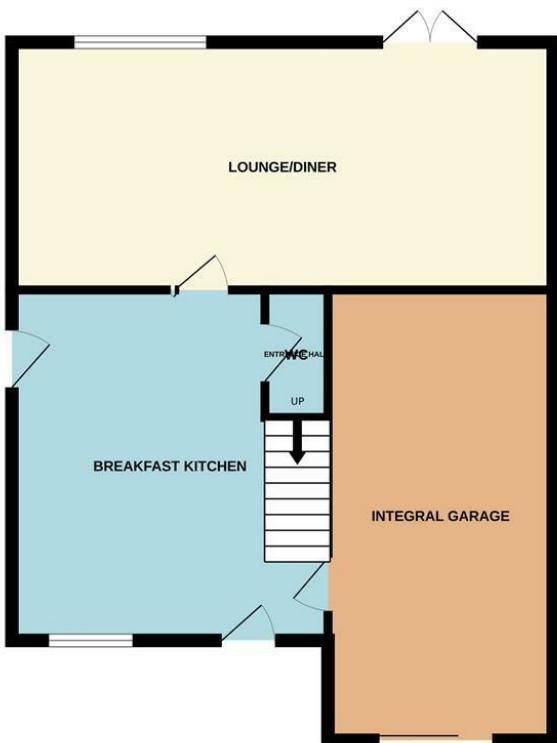
## Tenure

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.

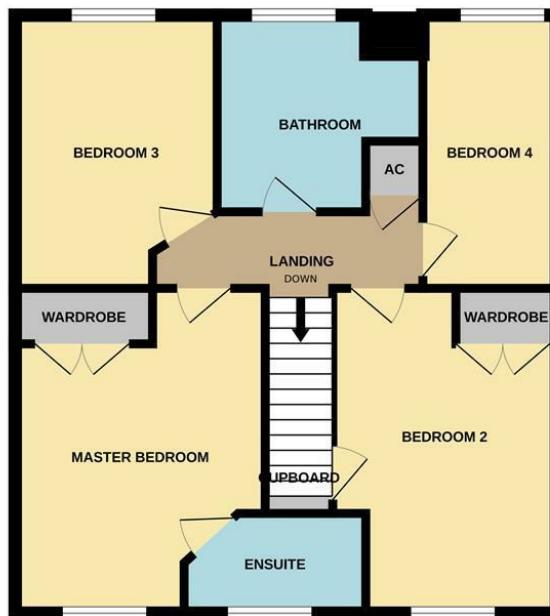




GROUND FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR  
614 sq.ft. (57.1 sq.m.) approx.



## Directions

For SatNav Purposes FOLLOW DE11 9HA

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

Directors: E M Milsom G T Milsom



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**07974 113853**

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**[lizmilsomproperties.co.uk](http://lizmilsomproperties.co.uk)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	83
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A	83
(81-91)	B	84
(70-80)	C	
(55-69)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



## COUNCIL TAX

Band: D

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.



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