



192 Wood Lane
Newhall, DE11 0LY
Offers over £375,000

lizmilsom
properties 

192 Wood Lane, Newhall, DE11 0LY

*** MOTIVATED SELLERS - with a REDUCTION OF £50,000*** CHECKOUT THIS FAMILY PROPERTY NOW - this EXECUTIVE 4 BEDROOM DETACHED FAMILY HOME occupies a CORNER PLOT LOCATION, in this enviable established area of Wood Lane. Offered with NO UPWARD CHAIN, benefiting from a SPLENDID refitted BREAKFAST KITCHEN, Separate Utility, Cloaks/WC, 2 Reception Rooms and Study completes the ground floor. To the first floor there are four well proportioned double bedrooms including spacious Master Bedroom with upgraded luxury En Suite Shower Room, modern family Bathroom and three further double Bedrooms. Externally: there is a smart block paved driveway providing ample off road parking for several vehicles and double garage, A particular feature of this property is the impressive sized plot with front, side and secluded very private south east facing rear garden with many different patio areas. EPC Rating D rating - Council Tax Band C. NOT TO BE MISSED, book you viewing now !! To fully appreciate the LOCATION, CONDITION and all that this lovely FAMILY HOME has to offer!!! To view: Call LIZ MILSOM PROPERTIES

- Offered with NO CHAIN
- Occupying a generous corner plot
- Separate Utility, Guest Cloaks/WC
- Master bedroom with luxury en suite
- Plenty of parking, Double garage
- Impressive executive family home
- Splendid fitted Breakfast Kitchen
- 2 Reception Rooms, Study
- 3 further double bedrooms
- Early viewing essential



Location

The property occupies a very prominent position on this enviable established locationbeing set back from the road with plenty of ample parking for several cars, double garage and a very secluded and private fabulous rear garden. Newhall has excellent bus routes into Swadlincote and neighbouring towns, also ideally located for schools which include, infant, primary and comprehensive. Plenty of local amenities are available in Newhall which include Doctors surgery, Chemist, convenience stores, carpet fitters, plenty of cafes, hairdressers to name but a few. Swadlincote itself is approximately a mile away where there are excellent local amenities, including a variety of shops, eateries and a local cinema. Well placed for the commuter the property has excellent road links to the M42, A515 and A444 leading to towns of Burton on Trent, Tamworth, Birmingham and Nottingham.

Overview - Ground floor

The property benefits from gas central heating and double glazing throughout, with radiators having been upgraded in recent years and offers beautifully presented well proportioned accommodation perfect for growing family needs.

The main entrance to the property is to the front, with a storm porch protecting the front door which leads into the hallway. This has stairs leading off to the first floor, a guest cloakroom with two piece suite and doors to the ground floor rooms.

Accessed from the hallway, to the front is the bay fronted spacious lounge which offers plenty of space for free standing furniture TV aerial point and high quality wooden flooring.

Double doors from the Lounge provide access to the separate dining room which is located to the rear, which makes an excellent entertainment space with French doors providing access to the landscaped garden and patio, statement light fitting, quality wooden flooring which follows through from the Lounge. This room has plenty of natural light, with French doors providing access to the great sized rear garden.

A door from the hall leads into the splendid fitted Breakfast Kitchen which has an excellent range of wall and floor mounted high gloss white units with inset black 1.5 bowl composite sink and complementary work surface areas and attractive tiling to walls. Fitted appliances include a built in electric hob, electric double oven and space for fridge/freezer. A particular feature of this room is the island which offers additional storage, matching worktop and makes a great place to congregate when making a meal and this room is certainly the hub of the home. uPVC double glazed French doors provide plenty of natural light and lead into the landscaped garden, ideal when entertaining. Recessed lighting, beautiful high polished flooring and door leading through to the Utility room.

Completing the ground floor accommodation is the Utility room, which has plenty of matching high gloss, white floor and wall mounted units suitable for storage and laundry plumbing for dishwasher space, the dishwasher currently is freestanding, Inset stainless steel sink unit with single drainer, attractive tiling, high polished floor and side door leading to the front and rear garden.

Overview - First floor

Stairs lead off the hall to the first floor and landing with all the accommodation leading off. The splendid sized master bedroom is located to the front of the property with two windows providing plenty of natural light. There is plenty of space for free standing furniture, fitted carpet with access leading to the modern luxury upgraded en-suite Shower Room with

three piece contemporary suite.

The remaining three bedrooms are all well proportioned doubles, as built by JS Floor, with plenty of space for free standing wardrobes, but some rooms have been carefully planned to easily house fitted wardrobes with suitable recesses. Two bedrooms are located to the front and the rest overlook the landscaped rear garden.

The above average sized family bathroom completes the first floor accommodation with a modern contemporary three piece suite including a bath, over the bath shower and screen, floating wash basin and close coupled WC. including tiled flooring.

The well presented accommodation measurements:

Reception Hall

Guest Cloaks / WC

Spacious Lounge

20'1 x 11'1 (6.12m x 3.38m)

Separate Dining Room

11'1 x 10'7 (3.38m x 3.23m)

Rear Study / Office /Multi-functional room

7'8 x 7'3 (2.34m x 2.21m)

Splendid fitted Breakfast Kitchen with family area

18'1 x 11'2 (5.51m x 3.40m)

Separate Utility

9'1 x 5'1 (2.77m x 1.55m)

First floor and Landing

Master double bedroom

15'7 x 11'1 (4.75m x 3.38m)

Refurbished En Suite Shower Room

Double Bedroom Two

12'11 x 10'11 (3.94m x 3.33m)

Double Bedroom Four

11'1 x 8'4 (3.38m x 2.54m)

Family Bathroom

Double Bedroom Three

12'8 x 8'4 (3.86m x 2.54m)

Outside - Front, side and rear gardens

The property is set well back from the road located on a generous sized corner plot on the corner of Edgecote Drive and Wood Lane., the latter being a well established enviable location. The property occupies a prominent position behind an attractive brick walled boundary with wide smart block paved driveway, offering PLENTY OF OFF ROAD PARKING for several vehicles, which then leads to the DOUBLE GARAGE. The front and side gardens are well maintained comprising of lawn and flower borders. Side gated pedestrian access leads to the very private rear garden

The rear garden runs the whole length of the property with the garden wrapping around the house. The rear garden enjoys a high degree of privacy with panelled fenced boundaries and mature, well pruned shrubs and trees, various patio areas, catching the sun as the garden has a south-east orientation. The main patio area is situated close to the fitted Breakfast Kitchen, so ideal when entertaining family and friends. Great sized patio area being ideal for large furniture and lends itself to a hot tub if required. The landscaped garden is also ideal for growing family needs.

Ample off road parking for six vehicles

Double Garage

A valuable asset having two up and over doors, lighting, power points, loft access for storage and side service door.

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 offering COMPETITIVE fees.

Available:

9.00 am – 6.00 pm Monday to Friday (Late Night until 8.00 pm Thursday)

9.00 am – 4.00 pm Saturday

10.00 am – 12.00 Noon Sunday

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.

LMPL/LMM/EMM/18.06.2023/1 DRAFT

LMPL/LMM/EMM/19.06.2022/APPROVED





Directions

For SAT NAV purposes use DE11 0LY

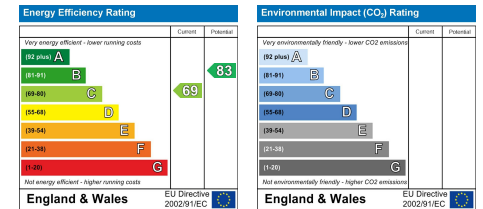
GROUND FLOOR



1ST 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.
Made with Metropix ©2023



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

Directors: E M Milsom G T Milsom



📞 01283 219336

📞 07974 113853

✉ liz.milsom@lizmilsomproperties.co.uk

🌐 lizmilsomproperties.co.uk



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

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.

We can search
1,000s of mortgages
for you

It could take just 15 minutes with
one of our specialist advisers:

Call: **01283 219336**
Online: www.mortgageadvicebureau.com/lizmilsom



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.

MAB 4202

