

**13 Springfield Road, Midway, Swadlincote, DE11 0DA**

**£199,950**



Seabrook House, Dinmore Grange, Hartshorne,  
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# 13 Springfield Road, Swadlincote, DE11 0DA

\*\* LIZ MILSOM PROPERTIES \*\* are delighted to bring to the market this Two Double Bedroom Semi-Detached Home. This spacious semi-detached home is set back from the road with ample OFF ROAD PARKING, an attached GARAGE. The property features a bright dual aspect Lounge and modern Kitchen/Diner. To the first floor there are two generous DOUBLE Bedrooms and a modern contemporary Family Bathroom. Outside is a private, well-screened rear garden with patio and lawn, ideal for relaxing or entertaining. This is a MUST VIEW PROPERTY in a sought after location - get your viewing booked TODAY..... EPC Rating "B"/Council Tax Band "A".

## Location

Located in the heart of Swadlincote, 9 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.

- 2 bedroom SEMI DETACHED - Ideal starter home
- Spacious Lounge
- Modern Fitted Family Bathroom
- Gated Driveway
- Motivated Sellers
- Modern Fitted Kitchen/Diner
- Two DOUBLE Bedrooms
- Great size private rear garden
- Single GARAGE
- HURRY TO VIEW

## Overview

This well-presented home is entered through a welcoming entrance hallway, which provides access to the main living areas and stairs rising to the first floor. The lounge is a bright and inviting space, enhanced by dual-aspect windows that allow plenty of natural light to flow throughout the room. A wall-hung electric fire creates a warm focal point, complemented by a central light point, radiator, and TV connection, making it an ideal room for relaxing or entertaining.

To the rear of the property is the modern dining kitchen, thoughtfully designed with a stylish range of midnight blue wall and base units, paired with sleek marble-effect work surfaces. The kitchen is well-equipped with an inset ceramic sink and pull-out tap, integrated fridge freezer and space and plumbing for additional appliances. Spotlight feature lighting and oak-effect click LVT flooring add to the contemporary feel, while a door opens directly onto the rear garden and patio areas, creating a seamless indoor-outdoor flow.

Upstairs, the landing benefits from natural light via a rear-facing window and provides access to a fully insulated, part-boarded loft, along with the home's two generously sized double bedrooms and the family bathroom. Bedroom One is an excellent double room with dual-aspect windows to the front and rear, carpeted flooring, feature spotlight lighting, and two radiators. Bedroom Two is also a spacious double, enjoying front-facing views, carpeted flooring, spotlight lighting, and a useful built-in storage cupboard.

The modern family bathroom is finished to a high standard, fully tiled and fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin, and low-level WC. A double-glazed window to the rear provides natural light and ventilation.

Externally, the rear garden is a real highlight of the property. It is well screened by fenced boundaries and mature trees, offering a high degree of privacy. The garden is mainly laid to lawn with two generous patio areas, ideal for outdoor dining and entertaining. A door from the garden provides internal access to the linked garage, which offers excellent storage space or potential for use as a workshop.

## Entrance Hallway

### Spacious Lounge

15'9" x 11'8" ( 4.82m x 3.57m )

### Kitchen Diner

19'10" x 12'2" ( 6.07m x 3.73m )

### Stairs to First Floor & Landing

### Bedroom One

16'0" x 11'11" ( 4.88m x 3.64m )

### Bedroom Two

12'8" x 9'2" ( 3.88m x 2.81m )

# Modern Family Bathroom

9'8" x 6'3" ( 2.95m x 1.93m )

## Agents Note

This beautifully presented home offers bright, spacious living with a stylish modern kitchen, two generous double bedrooms, and a private, well-screened rear garden ideal for entertaining. With excellent natural light, a linked garage, and a ready-to-move-into finish, this property is perfect for first-time buyers or those looking to downsize. Early viewing is highly recommended.

## 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:

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9.00 am - 5.00 pm Friday

9.00 am – 2.00 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.

## 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.

## 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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## Directions

For SatNav purposes follow DE11 0DA

GROUND FLOOR  
772 sq.ft. (71.7 sq.m) approx.



1ST FLOOR  
595 sq.ft. (55.3 sq.m) approx.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	86
(81-91) B		
(69-80) C		
(55-68) 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		
(92 plus) A	85	86
(81-91) B		
(69-80) C		
(55-68) 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

TOTAL FLOOR AREA: 1367 sq.ft. (127.0 sq.m) approx.  
Whilst every care has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and other fixtures and fittings are approximate and no responsibility is accepted 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 operating ability or their efficiency can be given.  
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## COUNCIL TAX

Band: A

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

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### 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

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