

**141 Woodville Road, Hartshorne, Swadlincote, DE11 7EX**

**£149,950**



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

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# 141 Woodville Road, Swadlincote, DE11 7EX

LIZ MILSOM PROPERTIES are delighted to present this charming, traditional COTTAGE STYLE END TERRACE, boasting beautiful open views to both the front and rear. This well-appointed home offers spacious open plan Lounge/Diner, Fitted Kitchen and ground floor Bathroom. To the first floor there are two generous DOUBLE bedrooms with a balcony off Bedroom Two, a neatly presented patio garden and the added benefit of OFF ROAD PARKING. Perfect for those seeking character, comfort, and countryside outlooks. Call the Multi-Award Winning Agent today..... EPC Rating "E"/Council Tax Band "A".

## Location

The village of Hartshorne is extremely sought after providing local amenities including; Village Hall, Public Houses, Church together with a Cricket ground and recreational grounds all of which are situated within easy walking distance. The city of Derby lies approximately 12 miles to the north, and Burton upon Trent some 6 miles to the east. For recreational purposes there are excellent woodland walks within the village including Hartshorne Wood, Foremarke Reservoir and the National Trust Calke Abbey within a few minutes drive. The village of Hartshorne is highly convenient for the A38 dual carriageway, M1 & M42 motorway networks and other east midlands centres including Birmingham, Nottingham & East Midlands Airport is nearby.

## Open Plan Lounge/Diner

22'8 x 13'7 (6.91m x 4.14m)

## Fitted Kitchen

13'1 x 7'1 (3.99m x 2.16m)

## Ground Floor Bathroom

7'1 x 6'1 (2.16m x 1.85m)

## Bedroom One

13'6 x 10'11 (4.11m x 3.33m)

## Bedroom Two

11'8 x 10'4 (3.56m x 3.15m)

- Cottage Style End Terrace
- NO UPWARD CHAIN
- Fitted Kitchen
- Two DOUBLE Bedrooms
- Rear Garden
- Sought After Location
- Open Lounge/Diner
- Ground Floor Bathroom
- Balcony to Bedroom Two
- OFF ROAD PARKING

## Overview

### Ground Floor Overview

The property is entered via a UPVC front door, opening into the spacious open-plan Lounge/Diner. This generous room features a window to the front elevation and patio doors to the rear garden and patio area, allowing for plenty of natural light. A charming open fire with brick-built surround creates an attractive focal point, complemented by carpeted flooring, centre light points and a wall-mounted storage heater. Stairs rise to the first floor with a useful understairs storage cupboard.

The Fitted Kitchen offers a good range of wall and base units with ample space and plumbing for appliances, along with laminate flooring and a door leading through to the Ground Floor Bathroom. The bathroom is fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin and panelled bath, completing the ground floor accommodation.

### First Floor Overview

Stairs rise from the Dining Area to the landing, where both double bedrooms are accessed.

Bedroom One is positioned to the front elevation and enjoys lovely views over rolling countryside. The room features carpeted flooring, a centre light point and a storage heater.

Bedroom Two is another well-proportioned double, benefiting from a built-in storage cupboard, carpeted flooring and a centre light point. A standout feature is the door leading out to the balcony, which overlooks the rear garden and enjoys further countryside views.

### Outside Overview

The property benefits from off-road parking to the front elevation, with a side access gate leading through to the rear garden. Please note, there is a shared right of access enabling neighbouring properties to move their recycling bins.

The rear garden, while requiring a little TLC, offers a generous space with a variety of established shrubs and trees, providing plenty of potential. A brick-built outbuilding, complete with side service door, offers valuable additional storage and is a useful asset to the property.



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Closed - Sunday

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.

**Services**

Water 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

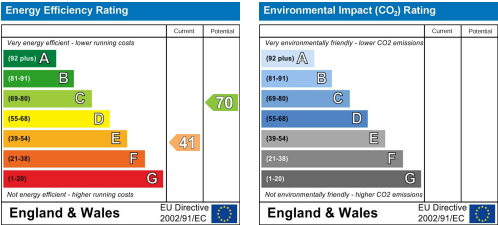
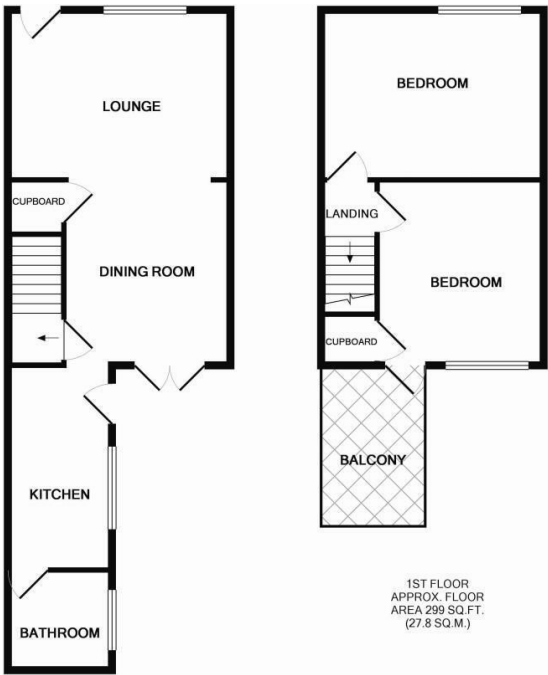
applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

**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.

**Directions**

For sat nav purposes use the postcode DE11 7EX



TOTAL APPROX. FLOOR AREA 719 SQ.FT. (66.8 SQ.M.)

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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## 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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