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properties

**430 Burton Road**  
**Swadlincote, DE11 0DW**  
**Reduced to £285,000**

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## 430 Burton Road, Swadlincote, DE11 0DW

\*\*\*\*\* LIZ MILSOM PROPERTIES\*\*\*\*\* are delighted to bring to the market a beautifully presented and spacious three-bedroom detached character family home oozing character offered with no upward chain ! Set well back from the road in a sought-after Midway location. This charming property boasts a generous lounge with bay window and log burner, a separate dining room with open fireplace, modern fitted kitchen, large conservatory, three generously sized bedrooms and a stylish family bathroom. Outside, enjoy a large private rear garden and ample off-road parking for multiple vehicles. Ideally located close to schools, local amenities, Excellent transport links to Ashby, Burton-on-Trent & Derby via bus routes, and just a short distance from Swadlincote town centre. EPC: D / Tax Band: D

Call to arrange your viewing of this beautiful home today !

- Immaculately presented 3 bedroom detached family home oozing character
- Fabulous breakfast kitchen
- Light-filled conservatory with patio doors leading out to the large rear garden
- Large private rear garden with patio and lawn – ideal for entertaining
- Block paved driveway provides excellent off road parking for multiple vehicles
- Spacious lounge with log burner & walk-in bay window
- Separate dining room with feature fireplace
- 3 Great size bedroom with a walk-in bay window to the master bedroom & Modern Family Bathroom
- Tastefully decorated throughout, ready to move into accommodation
- EPC: D / Tax Band: D



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## Location

Located in the heart of Midway, 430 Burton Road offers convenient access to local amenities including Sainsbury's Local, The Midway Inn, Granville Academy, and Belmont Primary School. Scenic walks and excellent bus routes to Ashby, Burton-on-Trent & Derby, with Swadlincote town centre just a short distance away making it the perfect family home.

## Overview

430 Burton Road, Midway – A Spacious & Characterful Three-Bedroom Detached Home

Nestled well back from the road behind a generous block-paved driveway, this beautifully presented detached property offers charm, character, and spacious living throughout – ideal for families seeking a ready-to-move-into home in a sought-after location.

Upon entering, a welcoming entrance porch and decorative frosted glass door set the tone for the interior, opening into a bright and airy reception hallway featuring oak flooring, a radiator, understairs storage cupboard, and carpeted stairs to the first floor.

The spacious lounge, located at the front of the property, boasts a striking walk-in bay window that floods the room with natural light. Tastefully decorated, the room features a log burner which adds character and charm, wooden flooring, a TV point, and ample space for freestanding furniture – the perfect spot to relax and unwind.

To the rear, the dining room is equally generous in size and character. With oak flooring and an attractive open fireplace, this versatile space could also serve as a second reception room. French doors lead directly into the conservatory, a splendid addition to the home enjoying dual aspect views of the garden, tiled flooring, a recently installed boiler, and doors leading to both the fitted kitchen and delightful rear garden.

The fitted kitchen is spacious and well-appointed with a range of modern wall and base units, complementary rolled-edge work surfaces, integrated stainless steel sink, and space for a range of appliances including washing machine, dryer, dishwasher, and fridge freezer. Dual-aspect picture windows and a charming bay window allow natural light to pour in, complemented by tiled flooring and spot lighting.

Upstairs, the property continues to impress with three well-proportioned bedrooms and a modern family bathroom.

Bedroom One, a spacious double, enjoys a front aspect with a fabulous bay window, carpeted flooring, and ample room for freestanding furniture.

Bedroom Two, another generous double, overlooks the rear garden and includes carpet flooring & access to the loft.

Bedroom Three, a large single, is currently used as a home office but would also make an ideal child's bedroom or guest room with window overlooking the front elevation.

The family bathroom is fitted with a modern white three piece suite comprising a white panelled bath with electric shower over, pedestal wash basin, low-level WC, built-in storage, and stylish wall tiling.

To the rear, the delightful garden offers excellent outdoor space with a large patio – ideal for summer entertaining – and a generous lawn with raised beds, all enclosed by walled and fenced boundaries for privacy. A side gate provides convenient access to the front of the property.

### Reception Hallway

#### Spacious Lounge

13'9" x 11'9" (4.20m x 3.60m)

#### Separate Dining Room / Second Reception Room

11'9" x 11'9" (3.60m x 3.60m)

#### Splendid Conservatory

12'5" x 7'10" (3.80m x 2.40m)

#### Fitted Kitchen

18'8" x 11'9" (5.70m x 3.60m)

#### Bedroom One

13'9" x 11'8 1/2" (4.20m x 3.60m)

#### Bedroom Two

12'0" x 11'9" (3.68m x 3.60m)

#### Bedroom Three

9'10" x 8'2" (3.00m x 2.50m)

#### Modern Family Bathroom

8'2" x 6'10" (2.50m x 2.10m)

### 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 **COMPETITIVE 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

**CALL THE MULTI-AWARD WINNING AGENT TODAY**

### 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

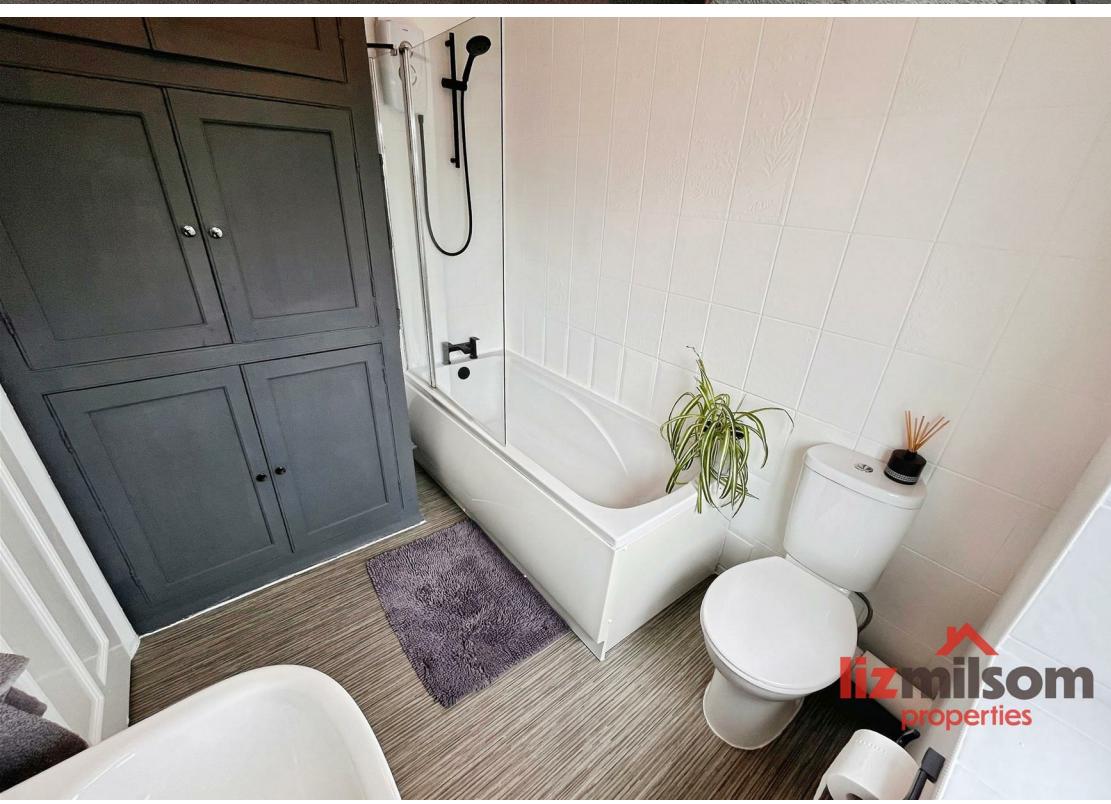
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended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



GROUND FLOOR

1ST FLOOR



## Directions

For Satnav purposes Follow DE11 0DW

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

Directors: E M Milsom G T Milsom



rightmove.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	81	
(81-91) B		63	
(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		

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(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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## 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

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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.



MAB 4202