

**21 Brunt Lane, Woodville, Swadlincote, Derbyshire, DE11 7EW**  
**£265,000**



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

Directors: E M Milsom G T Milsom

## 21 Brunt Lane, Swadlincote, Derbyshire DE11 7EW

This stunning three-bedroom, three-storey family home in the heart of Woodville offers space, style, and modern comfort throughout. Featuring a contemporary fitted kitchen with integrated appliances, a bright lounge/diner, and an open-plan conservatory leading to a private, low-maintenance rear garden, it's perfect for family life and entertaining! Upstairs you'll find two generous double bedrooms and a modern shower room, while the top floor master bedroom provides a peaceful retreat with fitted wardrobes and a modern en-suite bathroom. Outside, the property benefits from ample off-road parking, a garage with light and power, and attractive gardens to both front and rear. Ideally located close to local schools, shops, parks, and major road links, this is a fantastic opportunity to secure a move-in ready home in a fantastic location. EPC : C / TAX BAND : C. Call our office today to arrange your viewing !

### Location

Set in the heart of Woodville, this home is the perfect place to call home. You'll find everything you need close by – within walking distance there is a Tesco extra, takeaways, post office, and local pubs. There is a nursery & several schools within walking distance, for both primary & secondary schooling, ideal for families. Getting around is easy too – the A511 and A514 are just minutes away, giving quick routes to Swadlincote, Ashby-de-la-Zouch, and Burton-on-Trent. There are also regular bus services routes, and Burton train station is only a short drive for those commuting further afield. When it's time to relax, there are plenty of green spaces nearby, such as Swadlincote Woodlands and Park, Albert Village Lake, and Conkers, all offering lovely walks and family days out.

- Stylish three-storey family home in a popular Woodville location
- Modern fitted kitchen & ground floor WC
- Contemporary family shower room with double shower cubicle and tiled finish
- Driveway provides ample off road parking & Garage with light & power
- Convenient location close to local schools, shops, parks and major road links
- Spacious lounge/diner with open-plan conservatory and French doors to the garden
- Three generous double bedrooms, including a large master suite with en-suite bathroom
- Low-maintenance rear garden with seating area, lawn and decorative borders
- Move-in ready condition with neutral décor and plenty of natural light throughout
- EPC : C / TAX BAND : C

### Overview

Located in a popular and convenient part of Woodville, this spacious three-storey, three-bedroom family home offers modern living, generous space, and a well-designed layout that's perfect for growing families.

To the front, the property enjoys a side driveway providing ample off-road parking, leading to a garage fitted with light and power, as well as an up-and-over garage door. A low-maintenance gravel fore garden and paved pathway lead to the main entrance.

Step inside to a welcoming entrance hall with tiled flooring and stairs to the first floor. The hallway provides access to the ground floor WC, modern fitted kitchen, and spacious lounge/diner.

The kitchen, located at the front of the property, is beautifully presented with light oak effect wall and base units, slate grey laminate worktops, and tiled splashbacks. It includes a stainless steel sink, integrated fridge, freezer, dishwasher, and oven with gas hob, along with plenty of work and storage space, a window overlooking the front aspect floods the space with natural light.

A ground floor WC is also located off the hallway benefiting from a low level WC & pedestal wash hand basin.

To the rear, the lounge/diner offers a fantastic open-plan living area with carpeted flooring, with the added bonus of an open-plan conservatory adds extra space for dining or relaxation, making this a bright and versatile room for the whole family with dual aspect views of the rear garden, French doors lead out to the rear garden.

Upstairs, the first floor offers two generous double bedrooms, both with fitted wardrobes, and a modern family shower room with a double shower cubicle, closed closet wash hand basin and low level wc with tiling to the floors & walls providing a contemporary finish.

The second floor is dedicated to the impressive master bedroom suite, featuring a window to the front aspect, useful fitted wardrobes, ample storage options, and a spacious en-suite bathroom complete with a panelled bath with shower over, WC, and wash hand basin.

Outside, the rear garden is attractively landscaped and low-maintenance, featuring a seating area, lawn with planted borders, and fence boundaries for privacy. There's also access into the garage from the garden, offering additional convenience.

Overall, this lovely home combines modern comforts with a practical layout and is ideally located for local shops, schools, and transport links – making it a great choice for families or anyone seeking a well-presented, move-in-ready property with spacious accommodation.

With an EPC rating TBC and Council Tax Band C,

## Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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.

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9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

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### 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,

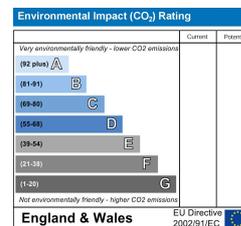
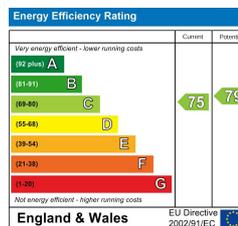
## Directions

For sat nav purposes use the postcode DE11 7EW

GROUND FLOOR  
638 sq.ft. (59.3 sq.m.) approx.

1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.

2ND FLOOR  
258 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA: 1272 sq.ft. (118.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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: 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

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