

The Conifers Park Road
Swadlincote, DE12 6JS
£155,000

lizmilsom
properties

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COMING SOON - First Two Plots Sold within 2-Weeks ** LIZ MILSOM PROPERTIES ** is excited to present this brand-new, luxury Willerby Haywood Lodge (40'x20'), offering the perfect blend of comfort and convenience for those seeking a DETACHED, low-maintenance, bungalow-style leisure property. This modern lodge features an open-plan kitchen with integrated appliances, a spacious living area with patio doors and an electric fireplace, and a dining area. It also includes two bedrooms, the main bedroom with an en-suite, and a bathroom for added comfort. Each home comes with a parking space, and additional visitor parking is available. The lodges available are all set to overlook a serene man-made lake, with decking to enhance the outdoor experience. Call the Agent for MORE INFORMATION - Hurry to View.....

- HIGH Specification
- Private, Gated Development
- Pet-Friendly
- No Age Restriction
- 12 Month Leisure Licence
- Sought After Location
- Modern Design
- Parking Space
- Fully Furnished
- These are a MUST VIEW.....







Location
Located between Overseal and Swadlincote, this leisure development offers the perfect balance of countryside living with easy access to local amenities. The village of Overseal boasts pubs, a Co-op, Spar, a post office, and its own medical centre, while the nearby town of Swadlincote, just 2 miles away, provides all the facilities and services of a larger town. Derby, the closest city, is only 15 miles away. Additionally, the development is ideally positioned close to the M42, offering excellent transport links to both the North and South of the UK.

The Lodge
** PLOTS 3 & 4 COMING SOON ** This stunning, brand-new Willerby Haywood luxury lodge (40'x20') is an ideal choice for those seeking a detached, low-maintenance, bungalow-style leisure property. The lodge boasts a spacious open-plan kitchen with integrated appliances, a living area featuring patio doors and an electric fireplace, and a dining area. It also includes two comfortable bedrooms, an en-suite, and a family bathroom. Each lodge comes with its own parking space, and additional visitor parking is available. The development features nine lodges, each offering beautiful views of a man-made lake, complete with decking for outdoor relaxation.

Perfectly located in a village setting with nearby town amenities and just 15 miles from Derby, this new development offers the perfect balance of tranquil living and convenience.

The Site
This brand-new, 12-month leisure development is nestled in a secluded location, surrounded by beautifully landscaped grounds and a gated entrance with CCTV for added security. With no age restrictions and a pet-friendly policy, it offers a welcoming environment for all. The lodges are built to the highest standards, featuring premium fixtures and fittings throughout.

Site Fees
Site fees (at time of listing): £2,750 per year
Please note that the site fee (also known as pitch fee, or ground rent) is subject to change and reviewed annually. Ground rent can only be increased in line with the Consumer Price Index. For more information, please get in touch.

Open Plan Kitchen/Lounge/Diner
21'9 x 19'4 (6.63m x 5.89m)

Bedroom One to Include Dressing Area
11'10 x 9'6 (3.61m x 2.90m)

Ensuite Shower Room
6'4 x 6'3 (1.93m x 1.91m)

Bedroom Two
10'10 x 9'2 (3.30m x 2.79m)

Family Bathroom
6'8 x 5'7 (2.03m x 1.70m)

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:
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.

Services
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
Leasehold- 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.


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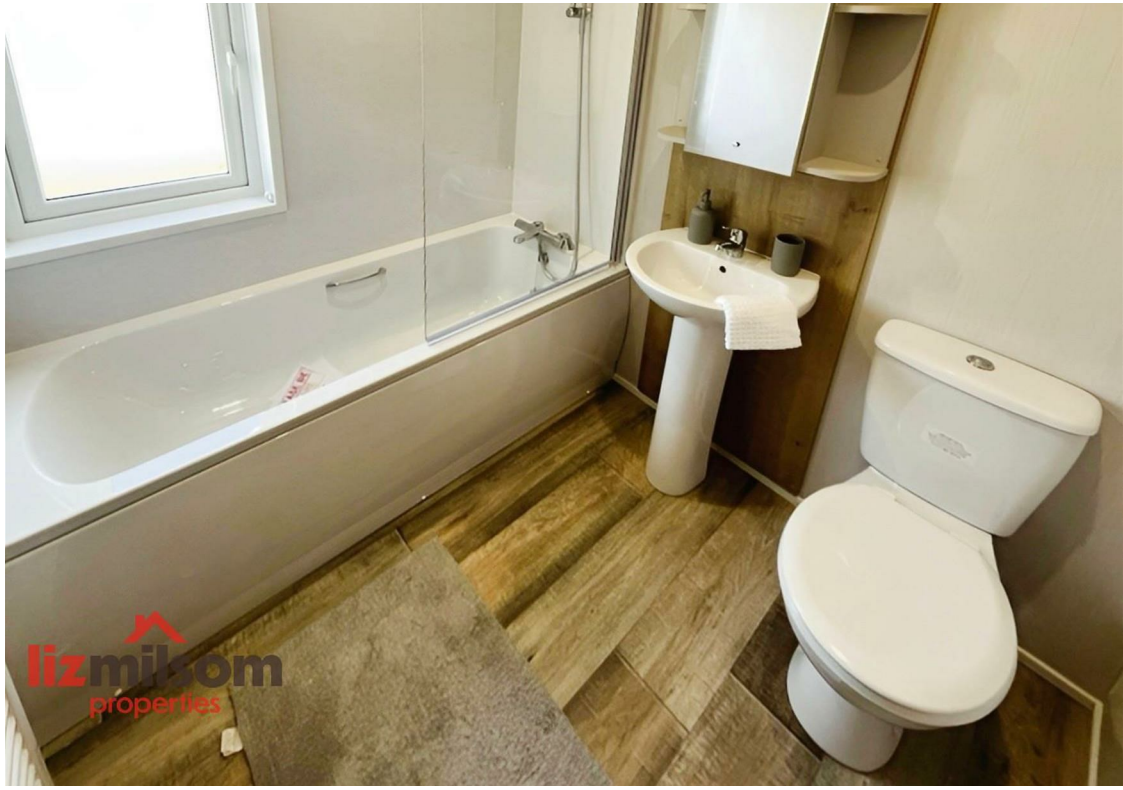
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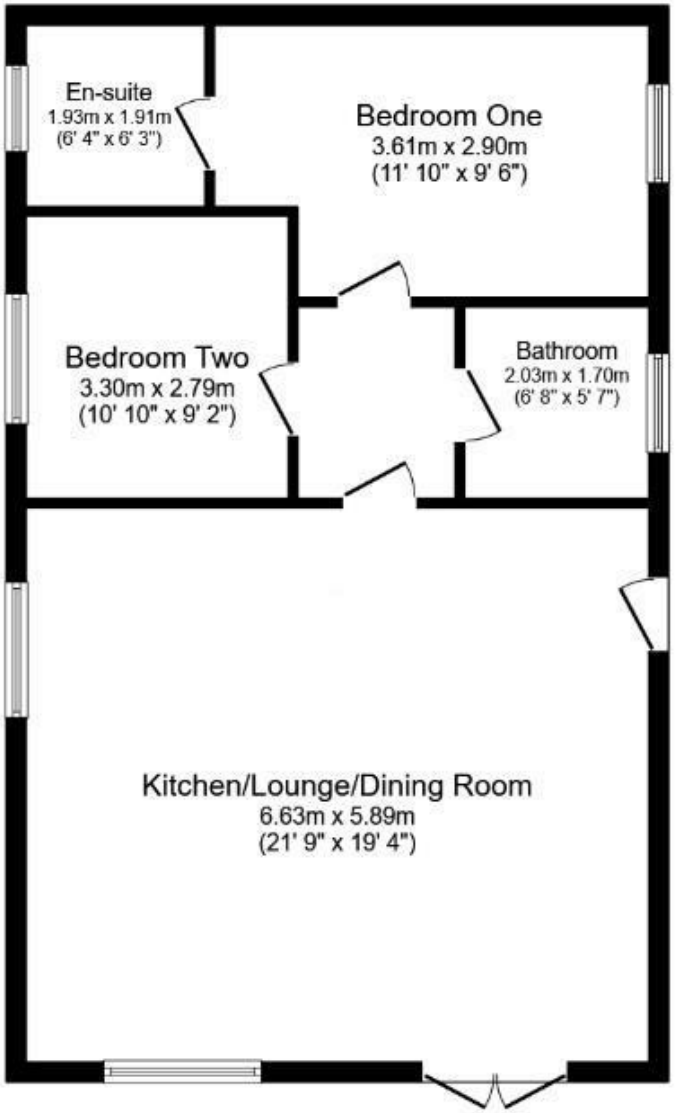
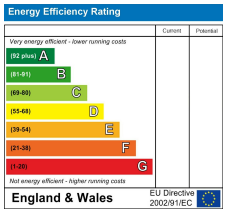
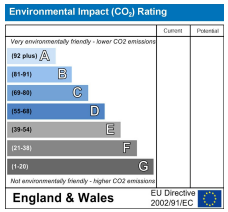


Floor Plan

Directions

For SatNav Purposes follow DE12 6JS





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COUNCIL TAX

Band: New Build
The vendor informs us that the property is Leasehold, 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.

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Mortgage Advice Bureau

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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.

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