

**6 Flora Lane, Measham, Swadlincote, Derbyshire, DE12 7SE**  
**Guide price £385,000**



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

Directors: E M Milsom G T Milsom

# 6 Flora Lane, Swadlincote, Derbyshire DE12 7SE

GUIDE PRICE - £385,000 - £400,000

LIZ MILSOM PROPERTIES are excited to bring to the market this EXECUTIVE FOUR-BEDROOM DETACHED built by David Wilson Homes in 2015. This home occupies a private corner plot in a quiet cul-de-sac. Offering over 135 sq. metres of living space, featuring an open-plan kitchen/diner with integrated appliances, utility room, two reception rooms and a downstairs WC. Upstairs are four DOUBLE bedrooms, with an en-suite and fitted wardrobes to three, plus a stylish family bathroom. All purpose-made blinds are included. Externally, there is OFF ROAD PARKING with car port and DETACHED SINGLE GARAGE. The landscaped modern rear garden with a covered patio area only accentuates the standard of living this property offers. Located in Measham, the home is close to local amenities and within walking distance of two primary schools and excellent commuter links - EPC "C"/Council Tax Band "E"

## Location

Occupying a desirable corner plot, the property is set along a private tarmac access road shared by only a handful of homes within this quiet cul-de-sac. Attractive mature shrub borders with decorative stone enhance the front and right-hand aspect, providing a welcoming first impression. To the left, a private driveway offers parking for two vehicles beneath a protective canopy carport, leading to a detached single garage with a "Garolla" electric garage door. A side pedestrian gate offers convenient access to the rear garden, while a paved pathway guides you to the composite front door and into the entrance hallway.

- Executive Four Bed Home
- Lounge & Separate Reception Room
- Ground Floor WC
- Two Further Bedrooms with Fitted Robes
- Family Bathroom
- Garage & Off Road Parking
- Kitchen Diner & Separate Utility
- Bedroom One with Ensuite
- Fourth double Bedroom
- Landscaped Gardens

## Overview

A beautifully presented and well-maintained executive DETACHED FAMILY HOME, offering a high standard of finish throughout and situated in a desirable modern development. The property features stylish "Amtico" flooring across the ground floor (excluding the lounge), a contemporary open-plan layout, upgraded kitchen and utility areas with bright, spacious living accommodation across both floors.

The welcoming entrance hallway creates an immediate sense of space, flowing through to the versatile reception areas. The main lounge is light and airy, enhanced by a bay window and glazed double doors opening onto the covered patio area — perfect for indoor/outdoor living. A further reception room provides excellent flexibility for use as a snug, study, or playroom. The impressive kitchen/diner forms a superb social hub, having windows to the rear and side elevations this room is the central point in this family home. Having a range of wall and floor mounted units with Minerva composite worktops with "Franke" appointed taps to both the Kitchen and Utility area integrated appliances include; fridge/freezer, dishwasher, washer/dryer, double oven, induction hob and recycling bin. A separate utility room with matching units offers further practicality window to the side elevation and a ground floor WC provides added convenience for everyday family life.

To the first floor, the property boasts four well-proportioned DOUBLE bedrooms, with fitted wardrobes to three out of the four rooms and a bright modern en-suite to the main bedroom. The generous family bathroom includes both a bath and a separate shower, featuring contemporary tiling, quality fittings, and useful built-in storage.

The home has been thoughtfully improved by the owners, including a professionally boarded loft with a fitted loft ladder, power and lighting. The creates excellent, accessible storage.

Externally, the property benefits from landscaped front and rear gardens, designed for low maintenance with quality astro turf and attractive planting. The rear garden is finished with premium Charles & Ivy no-maintenance composite fencing and a matching gate, offering privacy, durability, and a modern appearance. A covered patio provides a lovely outdoor seating area, ideal for entertaining.

Additional enhancements include a newly installed Garolla electric garage door for ease and security. Driveway parking, a car port, and a DETACHED GARAGE complete this impressive home.

\*\* The Canadian Spa hot tub, located under cover at the rear of the property, is to be included in the sale \*\*

## Agents Notes

This property has been maintained to an exceptionally high standard and truly must be viewed to be fully appreciated. Featuring premium upgrades and a wide range of integrated appliances, it is ready for immediate occupation. Situated in a quiet cul-de-sac and enjoying a non-overlooked position, the location is second to none.

## The Well Presented Accommodation

### Reception Hallway

**Spacious Dual Lounge**  
18'0 x 11'9 (5.49m x 3.58m)

**Family Room / Snug**  
12'0 x 11'8 (3.66m x 3.56m)

**Kitchen Diner**  
17'7 x 12'4 (5.36m x 3.76m)

**Separate Utility Room**  
6'8 x 5'9 (2.03m x 1.75m)

**Ground Floor Wc / Guest Cloaks**

**Stairs to First Floor & Landing**

**Bedroom One**  
12'3 x 12'0 (3.73m x 3.66m)

**En Suite Shower Room**

**Bedroom Two**  
11'11 x 10'0 (3.63m x 3.05m)

**Bedroom Three**  
11'7 x 9'8 (3.53m x 2.95m)

**Bedroom Four**  
11'10 x 7'5 (3.61m x 2.26m)

**Family Bathroom**  
8'7 x 8'4 (2.62m x 2.54m)

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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, 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 DE12 7SE

GROUND FLOOR  
738 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	B
(81-91) B	C
(69-80) C	D
(55-68) D	E
(39-54) E	F
(21-38) F	G
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	B
(81-91) B	C
(69-80) C	D
(55-68) D	E
(39-54) E	F
(21-38) F	G
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1,469 sq.ft. (135.5 sq.m.) approx.  
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 purchasers. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operability or efficiency can be given.  
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## COUNCIL TAX

Band: E

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

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### 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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