



**3 Warren Drive**  
**Swadlincote, Derbyshire DE12 6QP**  
**£299,950**

### 3 Warren Drive, Swadlincote, Derbyshire DE12 6QP

**\*\* LIZ MILSOM PROPERTIES \*\*** are delighted to offer this spacious DETACHED FOUR-BEDROOM HOME with an extensive SOUTH FACING rear garden, set in the popular village location of LINTON and offered with NO UPWARD CHAIN. Boasting a lounge, open-plan dining room and fitted kitchen, conservatory, sun room, utility room, four double bedrooms, a refitted shower room, uPVC double glazing, gas central heating, garage, and a double-width block-paved driveway, this superb family home offers generous living space both inside and out. HURRY TO VIEW.....

- Detached four-bedroom FAMILY HOME
- Open-plan Kitchen/Diner
- Separate Utility
- Stylish refitted Shower Room
- Sought After Village Location
- Spacious Lounge
- Stunning Conservatory & Sun Room
- Four Good Sized Bedrooms
- Extensive SOUTH-FACING rear garden
- Double-width driveway and GARAGE



**Location**

The village of Linton is a small rural village in South Derbyshire, situated in the National Forest where there are many protected woodlands offering numerous leisure activities, ideal for dog walkers and beautiful views. The village itself has a local primary school rated 'Good' by OFSTED, as well as a public house and local convenience shop which include some Post office facilities together with being on a regular bus route. The nearby town of Swadlincote offers more extensive shopping facilities, including Recreational including Leisure Centre, Swadlincote Ski Slope and multi cinema. Well placed for the commuter with excellent road links to the towns of Burton on Trent, Ashby-de-la-Zouch, Tamworth, Lichfield and Birmingham via the M42 motorway which is approximately 20 minutes away.

**Overview - Ground Floor**

A welcoming entrance hall provides access to the principal ground floor accommodation and features a useful under-stairs storage cupboard together with a convenient cloakroom. The spacious lounge enjoys plenty of natural light from dual front-facing windows and is centred around an attractive fireplace, creating a warm and inviting living space. The dining room is ideal for both family meals and entertaining, flowing seamlessly into the fitted kitchen, which is well-appointed with a comprehensive range of units, generous work surfaces, a built-in fridge, range cooker and five-ring gas hob. From the dining room, sliding patio doors open into the conservatory, a versatile additional reception room overlooking the extensive south-facing rear garden with French doors leading outside. The kitchen also gives access to the adjoining sun room, providing a practical link between the house, garden and driveway, together with the utility room, which offers additional storage, space for appliances and internal access to the garage.

**Overview - First Floor**

The first-floor landing provides access to all four double bedrooms and the refitted shower room. The principal bedroom enjoys a pleasant rear aspect, while the second bedroom benefits from a fitted double wardrobe. The remaining two bedrooms are all well-proportioned, offering flexible accommodation for family living, guests or those working from home. Completing the first floor is a stylishly refitted shower room, fitted with a contemporary three-piece suite comprising a double shower enclosure, vanity wash hand basin and low-level WC, complemented by tiled surrounds, a useful storage cupboard and a frosted side-facing window providing natural light.

**Reception Hallway**

**Ground Floor Cloaks/WC**

**Spacious Lounge**

19'6" x 10'6" (5.94m x 3.20m)

**Fitted Kitchen**

9'11" x 8'5" (3.02m x 2.57m)

**Open Plan to Dining Area**

10'8" x 9'11" (3.25m x 3.02m )

**Rear Conservatory**

**Sun Room**

**Utility Room**

**Stairs to First Floor & Landing**

**Bedroom One**

10'4 x 8'6 (3.15m x 2.59m)

**Bedroom Two**

10'6" x 10'0" (3.20m x 3.05m)

**Bedroom Three**

10'4" x 8'6" (3.15m x 2.59m)

**Bedroom Four**

8'7" x 8'1" (2.62m x 2.46m)

**Shower Room**

**Outside Front - Overview**

To the front, the property is set behind a low-level wall with an attractive lawned garden and a double-width block-paved driveway providing ample off-road parking and leading to the garage. A pathway gives access to the entrance door and gated side access to the rear garden.

**Outside Rear - Overview**

The impressive south-facing rear garden is a particular feature of the property, offering an extensive lawn complemented by a block-paved patio, ideal for outdoor dining and entertaining. A pathway meanders through the garden, passing a mature oak tree and leading to a further secluded seating area, together with a productive vegetable patch, creating a wonderful outdoor space for the whole family to enjoy.

**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 – 5.30 pm Monday - Thursday

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9.00 am – 2.00 pm Saturday

Closed - Sunday

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**AML for Property Details**

ANTI MONEY LAUNDERING REGULATIONS - : In accordance with current Anti-Money Laundering (AML) Regulations, once an offer has been accepted, all prospective purchasers will be required to provide proof of identity and address before solicitors can be instructed. This will typically include a valid passport or photocard driving licence together with a recent utility bill or bank statement. \*Purchasers will also be required to complete an electronic AML verification. This process must be completed before the transaction can proceed.

\*The Office will provide the relevant information/costings for the purposes of AML upon acceptance of any offer.

**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.

\*\* PLEASE NOTE THE LOUNGE AND THE KITCHEN/DINER/CONSERVATORY IMAGE HAVE BEEN ENHANCED TO PROVIDE BUYERS OF THE POTENTIAL FOR THIS PROPERTY \*\*

**Making An Offer**

As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

Property to Sell? Then why pay more?....

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**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**

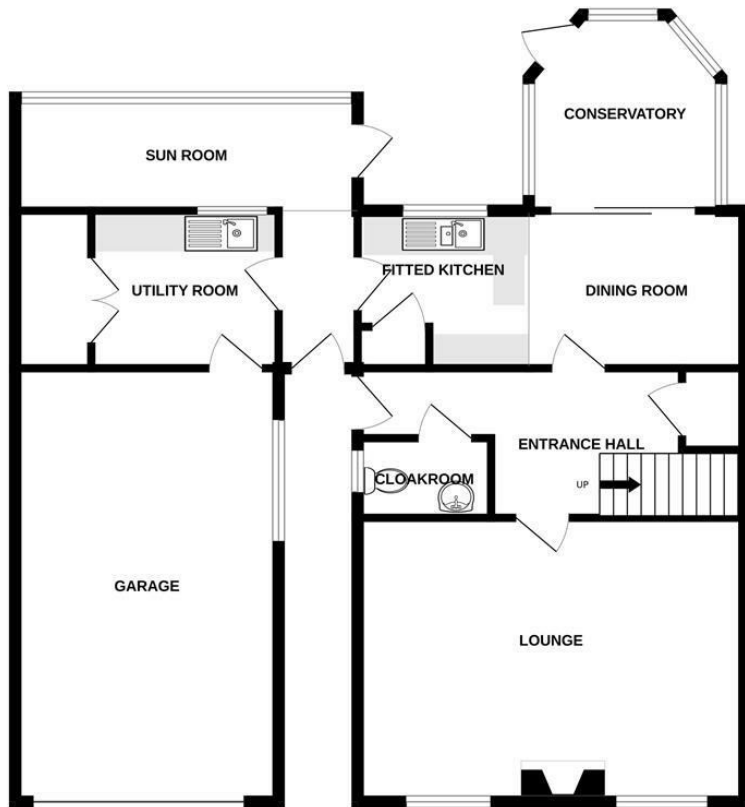
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

**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



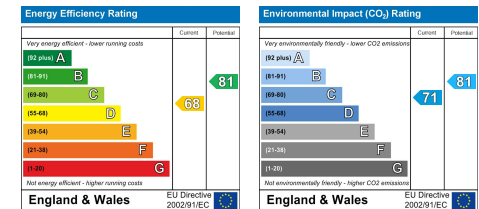
1ST FLOOR



## Directions

For SatNav purposes follow DE12 6QP where the property can be clearly denoted by our distinctive read "For Sale" Board

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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## 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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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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