



**17 Greenlands**  
**Swadlincote, DE11 0XS**  
**Offers over £270,000**

## 17 Greenlands, Swadlincote, DE11 0XS

**\*\* LIZ MILSOM PROPERTIES \*\*** are delighted to offer this **THREE-BEDROOM DETACHED** family home in a quiet residential plot. The property features an Entrance Hallway, spacious Lounge, re-fitted Breakfast Kitchen and ground floor **DOUBLE** Bedrooms, a good-sized third Bedroom and Family Bathroom. Outside there's a block-paved driveway, plus a rear garden with patio, lawn, raised vegetable beds and covered bar. EPC "C" / Council Tax Band "C". H

- DETACHED Family Home
- Spacious Lounge
- Ground Floor Cloaks/WC
- Third Good Sized Bedroom
- Great Sized Rear Garden
- Sought After Location
- Re-fitted Kitchen/Diner
- Two DOUBLE Bedrooms
- Family Bathroom
- OFF ROAD PARKING & Garage



**Location**

The property occupies a very pleasant position on a small select cul-de-sac. The property is located within walking distance of local schools and bus routes and Swadlincote town centre is approximately half a mile away. Swadlincote has an array of amenities which includes shops, eateries and a cinema and its excellent local amenities, within walking distance of Primary, Secondary & Academy, all on your doorstep. Midway is also well placed for the commuter with excellent road links via the nearby A511 to the towns of Burton on Trent, Ashby de la Zouch and Derby. The M42 is also easily accessible as is the A38 leading to Birmingham and Nottingham.

**Overview - Ground Floor**

The property is entered via a welcoming Entrance Hallway, which leads through to a generous, separate Lounge – a perfect space for both relaxation and entertaining. The kitchen is a standout feature, fitted with wall and floor-mounted units and work surfaces over, including an inset sink and drainer, modern appliances, contrasting work surfaces, and ample space for additional appliances, with tiled flooring and patio doors opening onto the rear garden and patio, creating a seamless “inside-out” dining experience for casual family meals or more formal occasions. Completing the ground floor is a convenient WC.

**Overview - First Floor**

The property comprises three well-proportioned bedrooms. Both the first and second bedrooms are generous doubles, with the principal bedroom further enhanced by built-in fitted wardrobes, providing excellent storage and a sense of space. The third bedroom is a good-sized single, offering versatility as a guest room, nursery, or home office to suit modern family living.

The family bathroom has been thoughtfully updated and features a contemporary vanity unit, a bath with an overhead shower, and stylish tiling, combining both functionality and modern design to create a bright and practical space.

**Entrance Hallway**

3'8" x 3'1" (1.12m x 0.94m)

**Spacious Lounge**

15'10" x 12'0" (4.83m x 3.68m)

**Re-fitted Kitchen Diner**

14'11" x 10'4" (4.57m x 3.15m)

**Ground Floor Cloaks/WC**

4'7" x 3'1" (1.4m x 0.94m)

**Stairs to First Floor & Landing**

**Bedroom One**

11'8" x 8'5" (3.56m x 2.57m)

**Bedroom Two**

10'2" x 9'3" (3.1m x 2.84m)

**Bedroom Three**

9'1" x 6'5" (2.77m x 1.96)

**Family Bathroom**

7'4" x 5'4" (2.24m x 1.65m)

**Overview - Outside Front**

Externally, the property benefits from a block-paved driveway with fence-panelled boundaries, providing a low-maintenance frontage and direct access to the rear garden. For those with vehicles, there is both a garage and ample off-road parking, offering convenience and plenty of space for family and guests.

**Overview - Outside Rear**

To the rear, the property enjoys a generous, family-friendly garden, thoughtfully designed with multiple sections. It features a raised vegetable garden, a lawned area, and two spacious patio areas, perfect for enjoying the summer sunshine. Additionally, there is a covered bar area with a shed, ideal for children to play safely or for alfresco dining and entertaining.

**AGENTS NOTE:**

Agent's Note: A beautifully presented THREE-BEDROOM DETACHED family home in Midway, Swadlincote, set on a generous plot. The property features a welcoming Entrance Hallway leading to a separate Lounge, a modern kitchen with wall and floor units, inset sink, space for appliances, tiled flooring, dining area, and patio doors to the rear garden, plus a ground floor WC. Upstairs there are two doubles, the main with fitted wardrobes, a versatile single bedroom, and a contemporary family bathroom. Outside, a block-paved driveway, garage, ample parking, and a generous rear garden with lawn, raised vegetable beds, patios, and a covered bar provide ideal family living and entertaining space.

**UP-GRADES INCLUDE:**

- New Boiler November 2025
- Redecoration Throughout
- New Window Glass (Where Needed)
- New Roof Trims

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**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 good working to purchasing

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Property to

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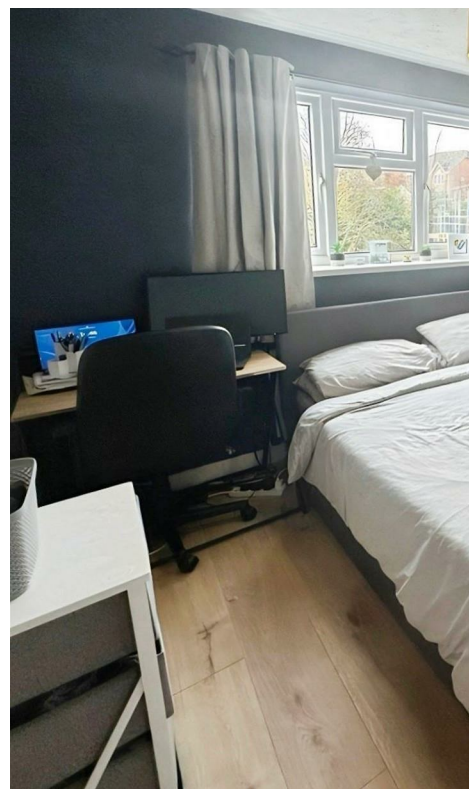
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**Tenure**

Freehold - v Limited rec tenure of th representat



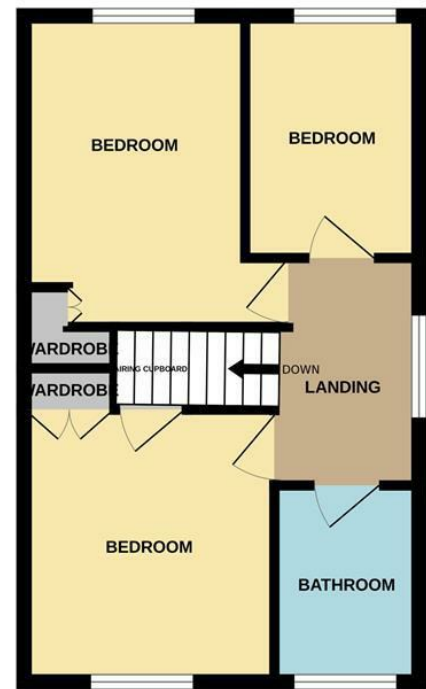
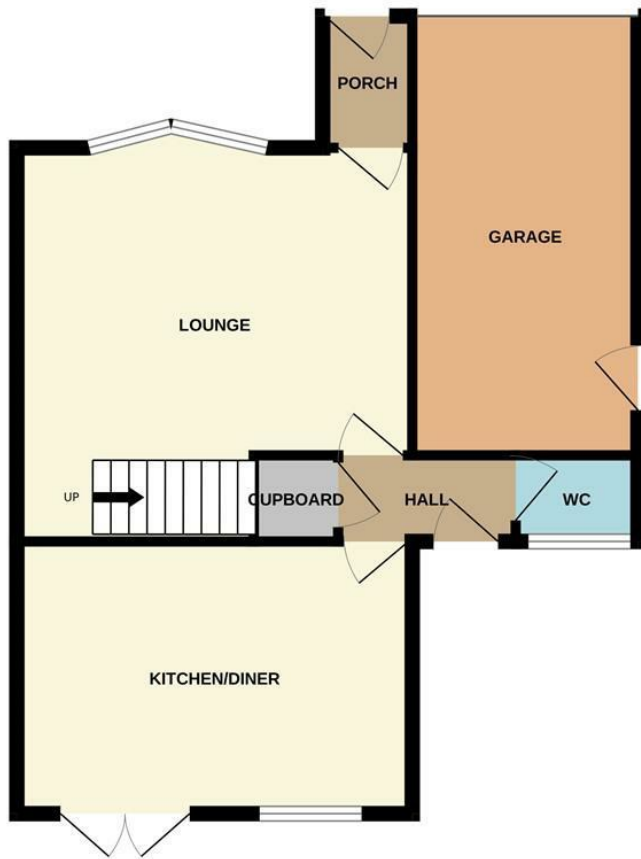






GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.

1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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 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









## 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 tenure.



## THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... Ar

## GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance please 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 of 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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