



**Wishing Well Cottage, 96 Repton Road  
Swadlincote, DE11 7AE  
£400,000**

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## Wishing Well Cottage, 96 Repton Road, Swadlincote, DE11 7AE

\*\* LIZ MILSOM PROPERTIES \*\* are delighted to offer this DETACHED character COTTAGE in the sought-after village of Hartshorne, available with NO UPWARD CHAIN. A versatile 2/3 bedroom home comprising: Entrance Hall, spacious Lounge/Diner, Breakfast Kitchen with Utility & Pantry, second Reception/Family Room and ground floor Shower Room. First floor: Principal Bedroom, second Bedroom (potential for third, subject to works), Bathroom and separate WC. Externally the property has a HORSESHOE DRIVEWAY with "wishing well", established rear gardens, ample OFF ROAD PARKING and DOUBLE GARAGE. Hurry to View! EPC: " " / Council Tax: "E"

- DETACHED Character Cottage
- NO UPWARD CHAIN
- Breakfast Kitchen
- Ground Floor Shower Room
- Family Bathroom & WC

- Hartshorne Location
- Spacious Lounge/Diner
- Large Second Reception Room
- 2/3 Bedrooms
- OFF ROAD PARKING & Double Garage



## Location

96 Repton Road occupies a pleasant semi-rural position in the sought-after village of Hartshorne, offering the best of both countryside and convenience. Surrounded by open fields and nearby woodland walks, the location provides a peaceful setting ideal for those who enjoy outdoor living, while still retaining a strong village feel. The property lies within easy reach of local amenities and neighbouring towns such as Ashby-De-La-Zouch & Swadlincote, making it well suited to buyers seeking a quieter lifestyle and convenience.

## Overview - Ground Floor

This stunning detached cottage is located in the ever-popular village of Hartshorne. The property offers a welcoming Entrance Hallway leading to a spacious Lounge/Diner with beamed ceilings, brick-built fireplace, feature archway, wall light points, and a large understairs cupboard. Sliding doors from the Lounge/Diner lead into the Utility Area, which provides access to the Double Garage, Pantry, fitted Breakfast Kitchen, and a second Reception Room.

The Kitchen features oak wall and floor units, worksurfaces, a range cooker with extractor, tiled flooring, and a serving hatch to Reception Room Two. The extensive "L" shaped second Reception Room benefits from windows to the side and rear, patio doors to the garden, tiled flooring, radiators, and versatile living space. From here, the ground floor Shower Room can be accessed, comprising a WC, wash hand basin, and enclosed shower cubicle, with tiled flooring and an opaque side window.

This property offers a blend of character, versatile living space, and practical layout, ideal for modern family life.

## Overview - First Floor

Stairs from the Entrance Hallway lead to a generous landing, which could potentially be converted into a third bedroom (subject to works), featuring a front-facing window, carpeted flooring, radiator, and central light. The Principal Bedroom is a spacious dual-aspect room with two windows to the front and two to the rear, carpeted flooring, radiator, and centre light. Bedroom Two is a single room to the front, with built-in wardrobe, carpeted flooring, radiator, and centre light.

The Family Bathroom includes a panelled bath with shower over and wash hand basin, while the separate WC overlooks the rear and comprises a low-level WC.

## Entrance Hallway

**Spacious Lounge Thru Diner**  
18'8" x 9'9" (5.70m x 2.98m)

**Separate Utility Area**  
14'6" x 6'2" (4.43m x 1.88m)

**Fitted Breakfast Kitchen**  
15'7" x 11'5" (4.75m x 3.50m)

**Second Reception Room**  
24'4" x 17'6" (7.43m x 5.35)

**Ground Floor Shower Room**

**Stairs to First Floor & Landing**

## Principal Bedroom

15'7" x 13'6" (4.77m x 4.14m)

## Bedroom Two

10'0" x 9'8" (3.05m x 2.95m)

## Potential for Bedroom Three

13'9" x 10'5" (4.20m x 3.20m)

## Family Bathroom

## Separate WC

## Overview - Outside Front

Externally, the property is equally impressive, with established shrubs and trees and a horseshoe driveway complete with a charming wishing well. There is ample off-road parking and access to the double garage, which benefits from up-and-over doors, light, power, plumbing with sink, storage cupboards, and a service door to the rear garden.

## Overview - Outside Rear

A side wooden gate provides access to the delightful rear garden, which retains the property's charming cottage feel. The garden includes a vegetable plot, established trees and shrubs, a lawned area, covered seating space, summer house, and shed – perfect for relaxing, entertaining, or gardening.

## Agents Note:

This detached character cottage is situated in the ever-popular village of Hartshorne, offering a rare opportunity to acquire a home combining charm, character, and versatile living space. The property boasts a double garage, horseshoe driveway, and ample off-road parking, alongside delightful gardens with established shrubs, trees, a vegetable plot, summer house, and covered seating area.

Inside, the cottage provides spacious and flexible accommodation including a Lounge/Diner with beamed ceilings and brick fireplace, Breakfast Kitchen, second Reception Room, Utility, and ground floor Shower Room. Upstairs, there is a principal dual-aspect bedroom, second bedroom, family bathroom, separate WC, and a large landing area that could be converted into a third bedroom.

Offering both character features and practical family living, this property presents an ideal opportunity for those seeking a detached village home with excellent prospects for the future. Early viewing is highly recommended.

## Viewing Strictly Through Liz Milsom Properties

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

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

## 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.

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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.

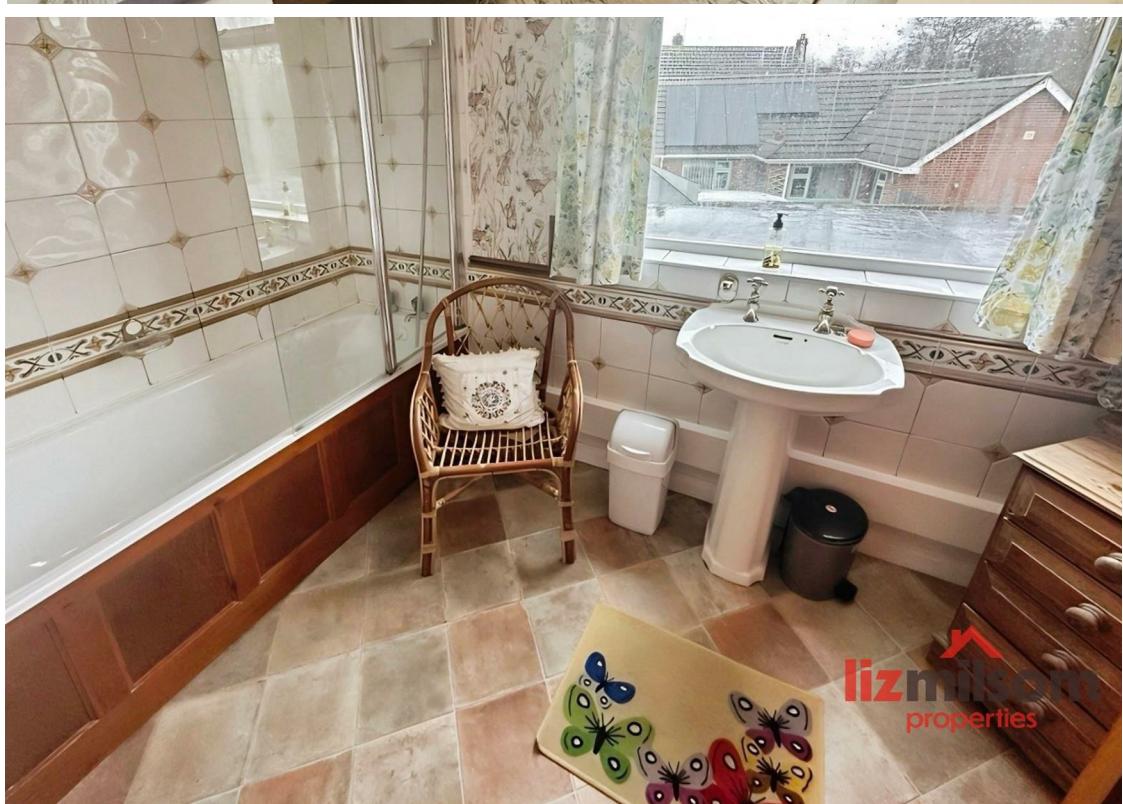
## Services

Water, oil 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.





## Directions

For SatNav Purposes Follow DE11 7AE

GROUND FLOOR  
1643 sq.ft. (152.6 sq.m.) approx.



1ST FLOOR  
996 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA : 2638 sq.ft. (245.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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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

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

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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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