



**12 Windsor Road**  
**Swadlincote, DE12 6PL**  
**£248,000**

**lizmilsom**  
properties

## 12 Windsor Road, Swadlincote, DE12 6PL

\*\*\*\*\* LIZ MILSOM PROPERTIES \*\*\*\*\* are delighted to bring to the market 12 Windsor Road. A fantastically presented three-bedroom semi-detached home located in the highly desirable village of Linton. Offering stylish open-plan living, a modern high-gloss kitchen with integrated Bosch appliances, and a beautifully refitted contemporary bathroom, this property is in a modern ready to move straight into condition. Externally, the home benefits from a private landscaped rear garden, secure gated access to a carport, detached timber garage with power and lighting, and ample off-road parking to the front. An ideal family home in a quiet village setting. EPC: C / TAX BAND: A. To arrange your viewing call the office today !

- Fantastically presented three-bedroom semi-detached home
- Modern high-gloss kitchen
- Contemporary refitted family shower room
- Driveway with ample off road parking
- Quiet village location, local countryside walks
- Spacious open-plan lounge and dining
- 3 Generously size bedrooms with fitted wardrobes to bedroom one
- Private, landscaped rear garden with patio and lawn
- Garage with light & power
- EPC: C / TAX BAND : A



## Location

12 Windsor Road is ideally situated within the charming and highly regarded village of Linton, South Derbyshire. The village offers everyday amenities including a well-regarded primary school, local convenience store, traditional pubs and scenic countryside walks right on the doorstep. Excellent road links provide easy access to nearby towns such as Swadlincote, Ashby-de-la-Zouch and Burton upon Trent, while the A444 and A42 offer convenient commuter routes to Derby, Leicester, Birmingham and beyond. Combining a beautiful village location with excellent connectivity, this location is perfectly suited for families and professionals alike.

## Overview

12 Windsor Road, Linton  
Beautifully Presented Three-Bedroom Semi-Detached Home in a Sought-After Village Location

Situated in the heart of Linton, this fantastically presented three-bedroom semi-detached home offers stylish, modern living with superb outdoor space and excellent parking.

To the front, the property is set behind a low-maintenance gravel driveway providing ample off-road parking. Secure wrought iron gates lead through to a covered carport and a detached timber garage, creating a private and practical parking solution.

Upon entering, you are welcomed by a bright and inviting reception hallway, complete with clever built in under-stairs storage and high-quality Coretec flooring that flows seamlessly throughout the ground floor. This premium American flooring features a cork backing, helping to retain warmth in the winter months and stay cool during the summer.

To the rear of the property, the modern high-gloss kitchen has been thoughtfully designed with a sleek range of contemporary wall and base units complemented by stylish worktops. Integrated appliances include a Bosch induction hob with extractor and integrated oven. A drainer sink is perfectly positioned beneath a large double-glazed window overlooking the rear garden, while a door provides direct outdoor access to the delightful rear garden. There is space and plumbing for a washing machine and tumble dryer, along with additional space for further appliances.

To the front, the spacious open-plan lounge and dining room is the hub of the home benefiting from an attractive focal fireplace adds character, while French doors open onto the landscaped rear garden. A further window to the front elevation ensures an abundance of natural light throughout

the space.

Upstairs, the property offers three well-proportioned bedrooms. There are two generous double rooms, including a spacious king-size bedroom to the rear with mirrored fitted wardrobes and pleasant garden views. The second double bedroom is located to the front, offering ample space for freestanding furniture. The third bedroom is also located to the front, being a good-sized single, ideal as a home office, nursery or dressing room.

The refitted family bathroom has been finished to a high modern standard, featuring sleek high-gloss cabinetry, a large inset wash basin with mixer tap, concealed-cistern WC, and an oversized walk-in shower with full-height tiling, glazed screen, rainfall showerhead and additional hand-held attachment.

Externally, the landscaped rear garden provides a private and non-overlooked outdoor retreat. It features a block-paved patio area, neat lawn, established borders, and a timber shed. The detached garage benefits from power, lighting, and a side access door, with gated access leading back to the front driveway.

Overall, this superb home presents a fantastic opportunity to acquire a beautifully maintained and stylish property in a quiet and highly desirable village location.

## 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 COMPETITIVE FIXED FEES.

Available:

9.00 am – 5.30 pm Monday - Thursday

9.00 am - 5.00 pm Friday

9.00 am – 2.00 pm Saturday

Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

## 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.

## Making An Offer

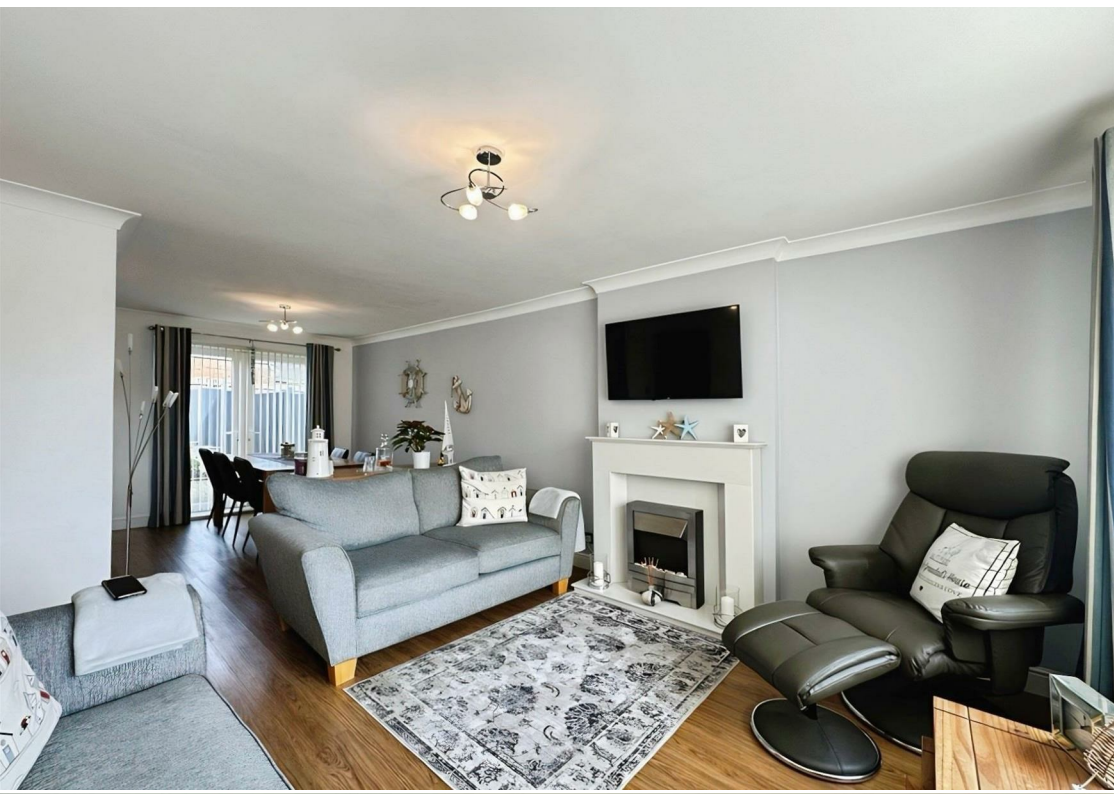
As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We 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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## Disclaimer

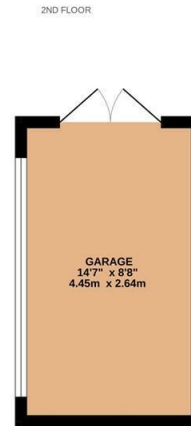
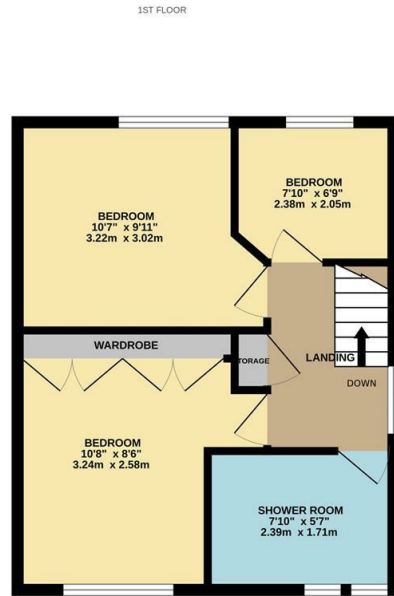
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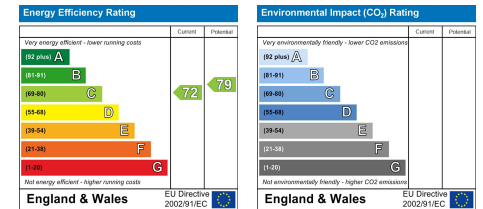


# Directions

For sat nav purposes use the postcode DE12 6PL



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



📞 01283 219336

📞 07974 113853

✉ liz.milsom@lizmilsomproperties.co.uk

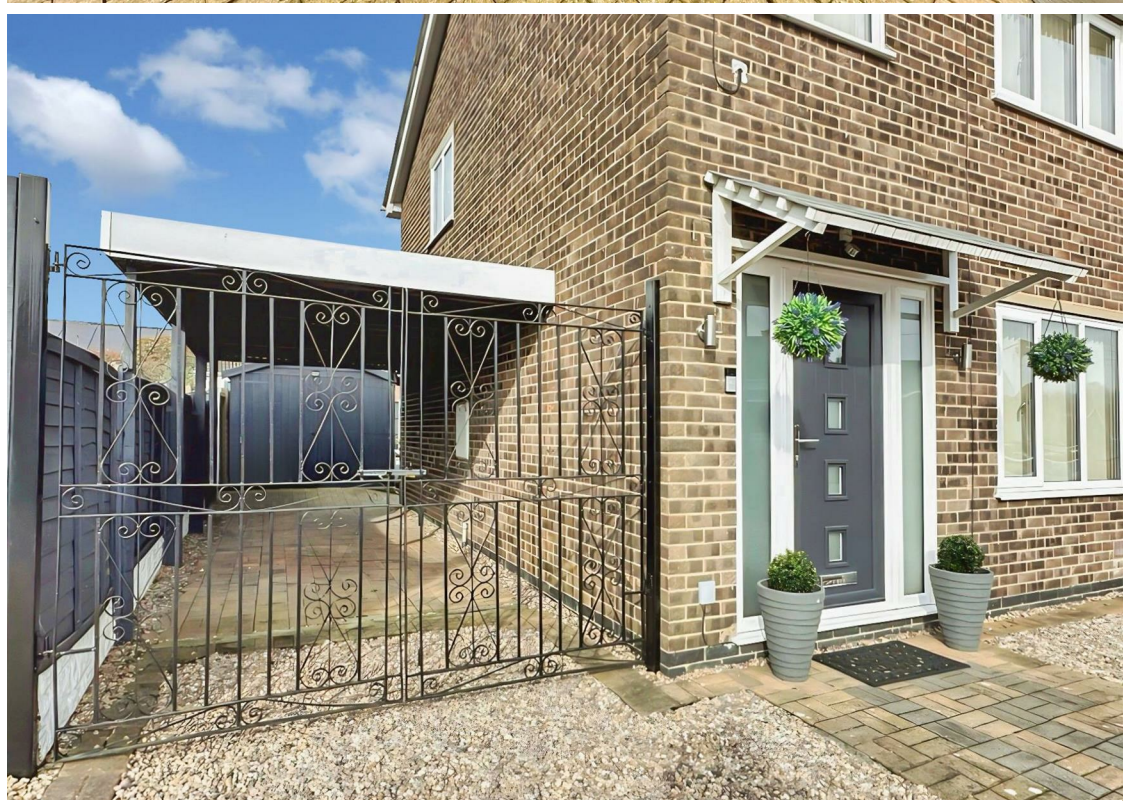
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## COUNCIL TAX

Band: A

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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