



472 Burton Road
Swadlincote, DE11 0DW
£425,000

lizmilsom
properties

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***** LIZ MILSOM PROPERTIES ***** are delighted to bring 472 Burton Road to the market. A fantastic opportunity to purchase this three-bedroom detached period home set back from Burton Road and enjoying stunning countryside views to the rear. The property offers spacious accommodation including two reception rooms, kitchen, ground floor WC, three well-proportioned bedrooms and a family shower room. Outside, the home benefits from ample off-road parking, a tandem garage with workshop potential, and a generous rear garden with patio and lawn. Offered with no onward chain, this property provides excellent scope for modernisation and planning permission in place for an extension, making it an ideal purchase for buyers looking to create a wonderful long-term family home in a desirable setting.

- Three-bedroom detached period family home offered with no onward chain
- Offered with no onward chain, making it an excellent opportunity for buyers
- Spacious Lounge & Separate dining room
- Three Fantastic size bedrooms, two with fitted wardrobes & Family Shower room
- Beautiful rear garden being a generous size and private
- Beautiful countryside views to the rear, providing a peaceful and scenic outlook.
- Huge potential to modernise& renovate, with the bonus of planning permission for an extension
- Kitchen with superb views
- Driveway & ample parking with Tandem garage with power and lighting, ideal for a workshop, storage, or further potential.
- EPC: D / TAX BAND: E



Location

472 Burton Road is located in the popular village area of Midway, on the outskirts of Swadlincote. The property enjoys a convenient setting with a range of local shops, schools and everyday amenities close by, while the town centre of Swadlincote offers a wider selection of retail, leisure and dining facilities. The area is well positioned for access to nearby towns including Burton upon Trent and Ashby-de-la-Zouch, as well as major road links such as the A511 and A38, making it ideal for commuters. A particular feature of the property is the attractive open aspect to the rear, where far-reaching views over surrounding greenery create a pleasant and peaceful backdrop.

Overview

472 Burton Road – A Charming Three-Bedroom Detached Period Home with Stunning Countryside Views

Set back from the road behind a walled boundary and attractive shrubs, this fantastic three-bedroom detached traditional period family home offers generous accommodation, beautiful countryside views to the rear, and exceptional potential for further improvement or extension (Planning is in place for an extension). With the added benefit of no onward chain, the property presents an exciting opportunity to create a wonderful long-term family home.

To the front, a low-maintenance driveway provides ample off-road parking and leads to a tandem garage with up-and-over door, power and lighting—ideal for use as a workshop or additional storage/potential for additional living space. A gravelled area to the side offers further parking if required.

Upon entering the property, you are welcomed by a bright and spacious entrance hall featuring stairs rising to the first floor, a radiator, ceiling light point and a useful understairs storage cupboard. Doors lead to all ground floor accommodation.

The dining room, positioned at the front of the property, enjoys a large walk-in bay window which fills the room with natural light and offers pleasant views over the front aspect. A tiled fireplace surround and hearth with gas fire inset adds character and charm.

The spacious lounge is situated to the rear and is a delightful dual-aspect room, with a window to the front and another overlooking the rear garden and surrounding countryside. A brick-style fireplace with quarry-tiled hearth and gas fire inset creates a cosy focal point, complemented by ceiling and wall light points and radiators.

Also accessed from the hallway is a convenient ground floor WC, featuring an obscure window to the rear, radiator, tiled surrounds, blue low-level WC and matching pedestal wash hand basin.

The kitchen, located at the rear of the home, is fitted with a range of base units, drawers, matching wall cabinets and larder units. Worktops incorporate a sink with side drainer positioned beneath a window enjoying superb countryside views. There is space for appliances, along with tiled surrounds. The domestic hot water and central heating boiler is also housed here. A door leads directly into the garage, where steps descend before a further door provides access to the

rear garden.

To the first floor, a bright landing with window and carpeted flooring leads to three bedrooms, the family shower room and a useful storage cupboard.

Bedroom One is an excellent size and benefits from fitted wardrobes and drawers running the length of the room. Dual-aspect windows provide an abundance of natural light and stunning countryside views. The room also features a radiator, carpeted flooring and ample space for additional furniture.

Bedroom Two is another generous double room located at the front of the property, with a large walk-in bay window offering attractive views to the front aspect and plenty of natural light. Built-in wardrobes with sliding doors provide useful hanging space and shelving, while carpeted flooring and ample room for freestanding furniture add to the practicality of the space.

Bedroom Three, currently used as a home office, overlooks the rear countryside and could easily serve as a bedroom. It features carpeted flooring and a built-in storage cupboard with shelving.

The family shower room completes the accommodation and includes a window to the rear, radiator, large walk-in shower with Mira electric shower and assistance handle, pedestal wash basin, low-level WC, part-tiled walls and ceiling light point.

The rear garden is a real highlight of the property. Accessed via the garage, steps lead down to a patio area—perfect for outdoor dining or relaxing during the warmer months. An external storage door attached to the property offers additional practicality. Beyond the patio lies a large lawn bordered by mature shrubs and trees, creating an ideal family garden, while hedged boundaries provide excellent privacy.

Overall, this property offers a rare opportunity to acquire a spacious period home in a desirable location with breathtaking countryside views, generous outdoor space, and huge scope for modernisation, renovation or extension (Planning is in place for an extension). With no onward chain, it is perfectly suited to buyers seeking a property they can truly make their own.

Viewing Strictly Through Liz Milsom Properties

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Closed - Sunday

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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.

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

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

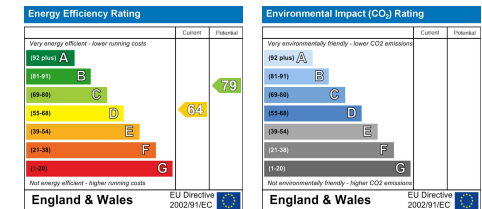
For Sat nav purposes use the postcode DE11 0DW



TOTAL FLOOR AREA : 1397 sq.ft. (129.8 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 is as to their operability or efficiency can be given.

Made with floorplan 1/2025



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

🌐 lizmilsomproperties.co.uk



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

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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