



**33 Woodlands Road**  
**Swadlincote, DE12 6LS**  
**£195,000**

The logo for lizmilsom properties, featuring a red house icon above the text 'lizmilsom' in a bold, black, sans-serif font, with 'properties' in a smaller, red, sans-serif font below it.

### 33 Woodlands Road, Swadlincote, DE12 6LS

**\*\* LIZ MILSOM PROPERTIES \*\*** are delighted to present this charming traditional three-bedroom home, set within the highly sought-after village of Overseal. Boasting a generous rear garden and off-road parking to the front, this well-proportioned property offers a Reception Hallway, spacious Lounge, and a rear Kitchen Diner. To the first floor are two DOUBLE Bedrooms, a third single Bedroom, and a Family Bathroom. A fantastic opportunity for first-time buyers or families alike – **EARLY VIEWING IS HIGHLY RECOMMENDED!** EPC Rating "D" / Council Tax Band "A".

- Sought After Location
- 3-Bed Family Home
- Spacious Kitchen/Diner
- One Single Bedroom
- OFF ROAD PARKING
- Large Rear Garden
- Lounge
- Two DOUBLE Bedrooms
- Family Bathroom
- Hurry to View



## Location

Situated in the popular community village of Overseal, in the heart of the National Forest, the property is well placed for access to village amenities which include a primary school, pub, mini market, post office, and village hall along with a variety of activities and walks available offered by the National Forest. Overseal is also ideally placed for access to the M42 commuter routes to Birmingham, Nottingham and Leicester.

## Ground Floor - Overview

The property is accessed via a welcoming Reception Hallway, with stairs rising to the first floor and a door leading into the spacious Lounge. Positioned to the front elevation, the Lounge offers a comfortable living space featuring carpeted flooring, an inset gas fire with surround, radiator, TV point and central light fitting.

From here, a door opens into the generously sized open-plan Kitchen/Diner, fitted with a range of oak wall and floor mounted units complemented by ample work surface areas. The Kitchen is well-equipped with an inset 1½ bowl sink unit and drainer, along with plumbing for a washing machine and space for additional appliances, making it a practical and sociable hub of the home.

## First Floor - Overview

All first floor accommodation leads off from the stairs and landing area. The principal Bedroom is positioned to the front elevation and offers a well-proportioned double space, complete with carpeted flooring, radiator and central light fitting.

The second DOUBLE Bedroom enjoys views over the stunning rear garden and is similarly appointed with carpeted flooring, radiator and centre light point. The third Bedroom is a single room located to the front, featuring a built-in single bed over the bulkhead, along with carpeted flooring, radiator and central light fitting.

Completing the internal accommodation is the Family Bathroom, fitted with a three-piece white suite comprising a low level WC, pedestal wash hand basin, and panelled bath with mains shower over.

## Reception Hallway

### Lounge

13'6 x 10'10 (4.11m x 3.30m)

### Spacious Kitchen/Diner

17'2 x 11'7 (5.23m x 3.53m)

## Stairs to First Floor & Landing

### Bedroom One

10'10 x 9'8 (3.30m x 2.95m)

### Bedroom Two

11'5 x 8'7 (3.48m x 2.62m)

### Bedroom Three

7'9 x 5'6 (2.36m x 1.68m)

### Family Bathroom

7'9 x 5'6 (2.36m x 1.68m)

## Outside - Overview

To the front of the property there is hard standing providing OFF ROAD PARKING for up to two vehicles.

The rear elevation boasts a generous, well-established sectional garden, featuring two useful outbuildings, a lawned area with mature borders, a greenhouse, raised vegetable beds and a variety of fruit trees. This impressive outdoor space is perfect for a growing family or keen gardeners alike, offering both practicality and plenty of potential 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 COMPETITIVE FIXED FEES.

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9.00 am – 2.00 pm Saturday

Closed - Sunday

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## 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?....

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 – offering straight forward honest advice and extremely competitive fees.

## 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.

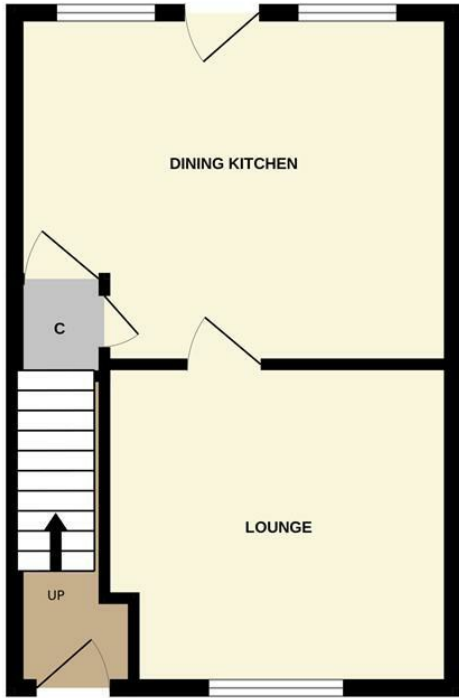


GROUND FLOOR

1ST FLOOR

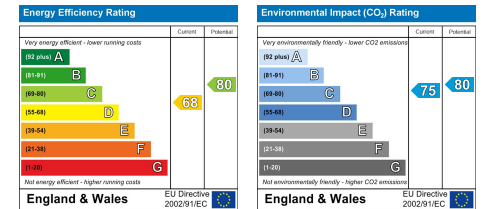
## Directions

For SatNav Purposes follow DE12 6LS



29 WOODLANDS ROAD

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: 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

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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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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