26 Ladyfields Way
Swadlincote, DE11 0RH
£174,950

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properties

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***** LIZ MILSOM PROPERTIES ***** are delighted to bring 26 Ladyfields Way to the market. A beautifully presented two double bedroom semi-detached home situated within a popular and peaceful cul-de-sac location in Newhall. The property offers spacious and well-maintained accommodation throughout, including a welcoming entrance porch, generous lounge and modern fitted kitchen. To the first floor are two excellent-sized double bedrooms and a family bathroom. Externally, the property benefits from a tandem driveway providing ample off-road parking, a secure gated side access and a generous, private rear garden with lawn, established borders and a versatile tarmac area. An ideal home for first-time buyers, offering modern accommodation, excellent outdoor space and convenient parking

- Well-presented two double bedroom semi-detached home
- Popular and peaceful cul-de-sac location
- Spacious and welcoming lounge
- Modern fitted kitchen
- Two generous double bedrooms
- Stylish Family bathroom
- Generous and private rear garden
- Tandem driveway providing ample off-road parking
- Ideal opportunity for first-time buyers
- EPC: C/ TAX BAND: A

Location
26 Ladyfields Way is situated in the popular residential area of Newhall, Swadlincote, offering convenient access to a range of local amenities and everyday facilities. The property is well placed for nearby shops, schools, parks and leisure facilities, while excellent road links provide easy access to Swadlincote, Burton upon Trent, Derby and the surrounding areas. The location also offers good access to major routes, making it a practical choice for commuters and families alike.

Overview
A well-presented and spacious two double bedroom semi-detached home, ideally positioned within a popular and peaceful cul-de-sac location in Newhall, offering ample off-road parking and a generous rear garden.

To the front of the property is a low-maintenance slate fore garden, with steps leading up to the entrance door. A tandem driveway provides excellent off-road parking, while a secure gated access leads through to the rear garden.

Upon entering, a welcoming entrance porch provides useful space for coats and shoes before leading into the spacious lounge. Positioned to the front of the property, the lounge benefits from a front-facing window allowing plenty of natural light, carpeted flooring and ample space for a range of freestanding furniture. Carpeted stairs rise to the first floor, while a doorway provides access into the modern fitted kitchen.

The modern kitchen is located to the rear and is fitted with a range of contemporary wall and floor-mounted units, complementary work surfaces and attractive tiled splashbacks. Integrated appliances include an oven, hob and extractor, while a drainer sink is positioned beneath a window overlooking the rear garden. The kitchen also houses the boiler and provides space and plumbing for additional appliances. A rear door leads directly out to the garden, making this a practical and convenient space for everyday living.

To the first floor are two well-proportioned double bedrooms and the family bathroom.

Bedroom One is a generous double room positioned to the rear, featuring carpeted flooring, ample space for freestanding furniture and a rear-facing window overlooking the garden, allowing plenty of natural light.

Bedroom Two is another excellent-sized double bedroom situated to the front of the property. The room benefits from carpeted flooring, a front-facing window providing plenty of natural light, ample space for freestanding furniture and a useful built-in storage cupboard.

The family bathroom is fitted with a white three-piece suite comprising a panelled bath with shower over, low-level WC and pedestal wash hand basin. There is attractive wall tiling, vinyl flooring and an opaque side-facing window providing natural light while maintaining privacy.

Outside, the generous rear garden is a particular feature of the property. The garden comprises a lawned area with raised borders, where established plants and shrubs provide a variety of colour throughout the seasons. A low-maintenance tarmac area to the rear offers excellent versatility and could be utilised as additional parking if required, although the current owners use this space as a further garden area. Fenced boundaries provide a good degree of privacy.

Overall, 26 Ladyfields Way represents an excellent opportunity for first-time buyers looking to secure a modern, well-presented and tastefully decorated home. Offering spacious accommodation, two genuine double bedrooms, ample off-road parking and a generous rear garden, the property is ideally suited to those seeking a comfortable home in a quiet and popular Newhall setting.

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 COMPETITVE FIXED FEES.

Available:
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9.00 am - 5.00 pm Friday
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.

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AML for Purchasers
ANTI MONEY LAUNDERING REGULATIONS - : In accordance with current Anti-Money Laundering (AML) Regulations, once an offer has been accepted, all prospective purchasers will be required to provide proof of identity and address before solicitors can be instructed. This will typically include a valid passport or photocard driving licence together with a recent utility bill or bank statement. *Purchasers will also be required to complete an electronic AML verification. This process must be completed before the transaction can proceed.

*The Office will provide the relevant information/costings for the purposes of AML upon acceptance of any offer.

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.

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.

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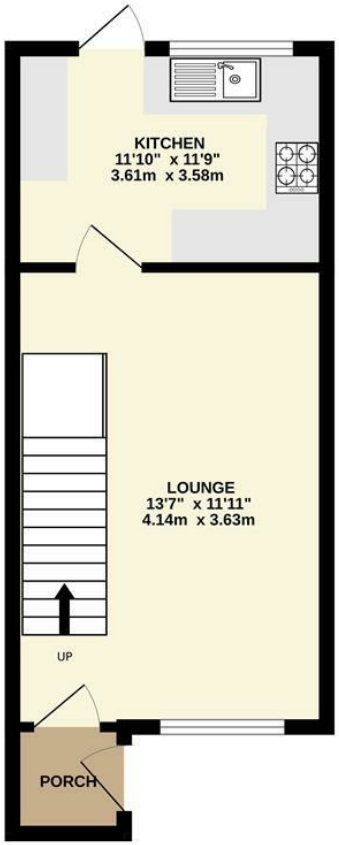
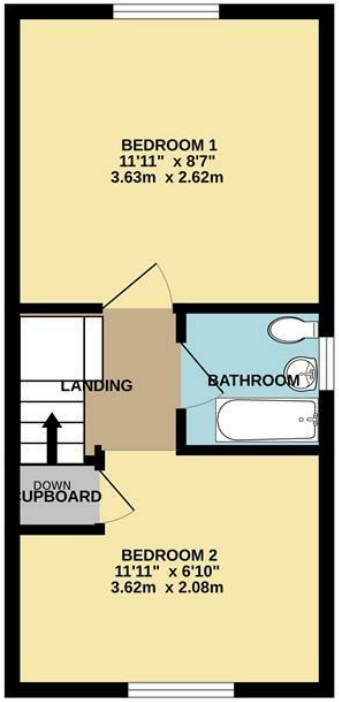
GROUND FLOOR



1ST FLOOR



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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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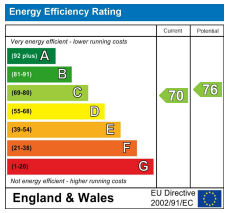
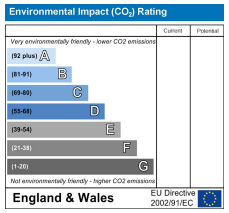
Directions

For Sat nav purposes use the postcode DE11 0RH





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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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