

53 Greenacre Park
Coton-In-The-Elms, Derbyshire DE12 8HB
£175,000

lizmilsom properties

53 Greenacre Park, Coton-In-The-Elms, Derbyshire DE12 8HB

*** LIZ MILSOM PROPERTIES *** are delighted to offer, this immaculate. ready to move into detached park home, for the over 50's, in this sought-after National Forest village. CASH BUYERS ONLY NEED APPLY, Mortgages are not available. Situated on the popular and well-maintained Greenacre Park, this spacious detached mobile home offers comfortable, low-maintenance living. The accommodation comprises an entrance hall, a generous L-shaped open-plan lounge/dining room, a fitted kitchen with integrated appliances, two double bedrooms (including a principal bedroom with walk-in wardrobe), and a modern shower room. Outside, the property benefits from attractive, low-maintenance gardens. Pet friendly maximum 2. Council Tax A. Viewing is highly recommended to fully appreciate the accommodation on offer.

- Offered CHAIN FREE! - Available over 50's
- Stunning detached Park Home
- Idyllic National Forest village location
- Open plan Living/Dining/Family room
- Splendid fitted Kitchen with appliances
- 2 Double bedrooms
- Smart well appointed Shower Room
- Low maintenance gardens
- Many scenic walking routes
- Council Tax Band A.







Location
A beautiful detached park home in immaculate condition, occupying a pleasant location on this ever popular small site known as Greenacre Park. This property is nestled within a peaceful location, which is blessed with local amenities, green spaces including the small stream running through the centre of the village, complete with ducks and seating area, and strong community vibes. The location is also a haven for walkers, boasting numerous scenic routes to other villages like Clifton Campville, Lullington, Rosliston to name a few. Strategically placed for the commuter, there are excellent road links to the M42, leading to the cities of Birmingham and Nottingham and M1 conurbation. There is also easy access to the A38 leading to the towns of Burton on Trent, Lichfield and Derby.

Overview
For sale, a beautiful detached park home in immaculate condition, ideally suited for couples. This property is nestled within a peaceful location, which is blessed with local amenities, green spaces, and strong community vibes. The location is also a haven for walkers, boasting numerous scenic routes.

The home itself exhibits a high standard of living with its array of well-appointed rooms. It boasts a spacious open plan Living room/Dining area, perfect for entertaining family and friends. With dual aspect large windows, which allow plenty of natural light, this room is presented like a Show home and is a credit to the present owner.

The splendid modern kitchen is a real highlight of this property. It comes so well equipped with an extensive range of modern wall and floor mounted units in on trend grey with black handles, ample work surface areas and inset sink unit. Integrated appliances provide a sleek stylish appearance which include fridge/freezer, oven, gas hob, extractor fan and automatic washer. The Kitchen is located to the rear of this home and has an adjacent dedicated dining space, perfect for hosting dinner parties or enjoying a morning coffee. Natural light streams in, enhancing the mood of the room.

Completing the layout of this delightful home is a generous shower room, with three piece modern contemporary suite also in immaculate condition.

The property has two double bedrooms, one to the front and the main bedroom located to the rear, having a walk-in wardrobe offering ample storage space. Natural light floods through the windows in the first bedroom, creating a bright and airy atmosphere.

This property falls within the Council Tax Band A, further adding to its appeal. If you're looking for a tranquil, comfortable living space in a friendly community, this property could be the perfect fit. Don't miss out on this unique opportunity to own a piece of serenity.

Outside
The property occupies a pleasant position on this site, with well maintained fenced boundaries and low maintenance artificial lawn. There are steps leading to the front entrance door. There is a gated access leading to the fully enclosed rear garden again with artificial lawn and fenced boundaries.

Two car parks to the site
Parking is available on site, it is not allocated.

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:
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

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?....

A t 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.

IMPORTANT NOTES
Site rules are available on request.

Tenure
Leasehold with vacant possession on completion Please note that the Park Home is owned by the current seller and this will transfer on, the land the Park Home sits on is Leashehold and there is a monthly pitch fee. 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, LPG gas (bottles supplied by Flo-gas - for which will be charged to the buyer) 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.

LMPL.14.07.2026/1 DRAFT





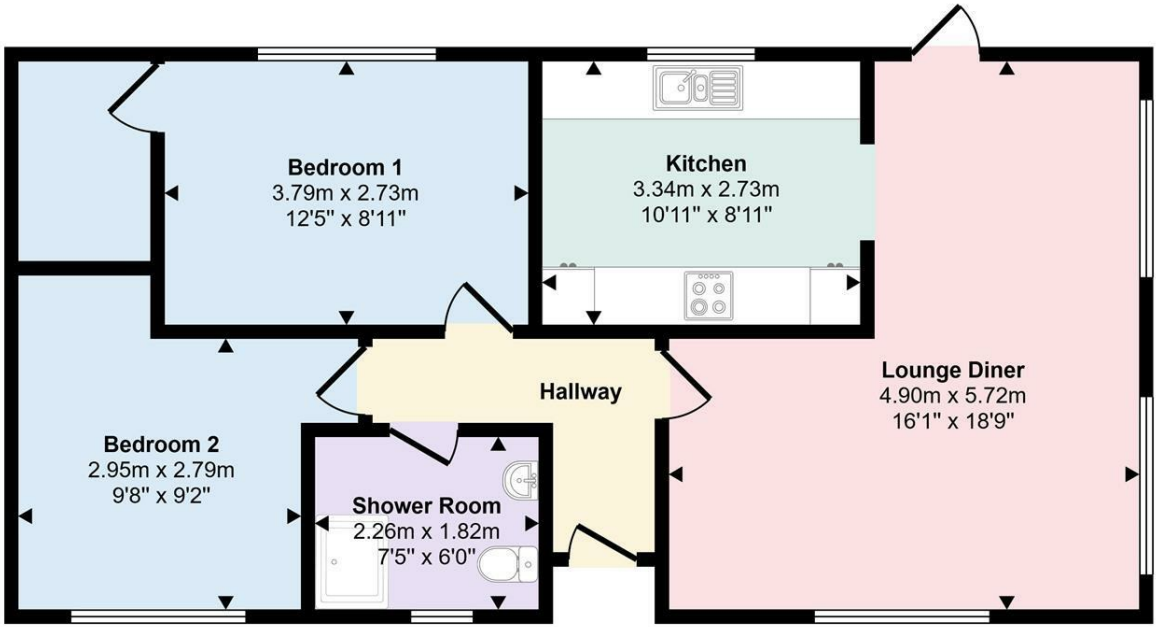




Directions

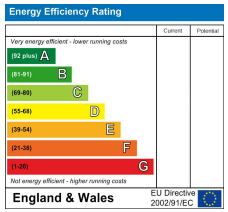
DE12 8HB Greenacre Park, is located just off Church Street, Coton in the Elms. There are two car parks available. Please note that Mobile Homes are EPC EXEMPT.

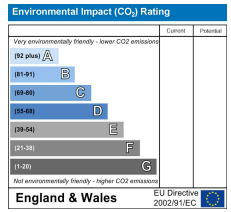
Approx Gross Internal Area
66 sq m / 707 sq ft



53 Greenacre

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom

t 01283 219336

m 07974 113853

e liz.milsom@lizmilsomproperties.co.uk

w lizmilsomproperties.co.uk

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.

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:

Call: 01283 219336
Online: www.mortgageadvicebureau.com/lizmilsom



Mortgage Advice Bureau

Your home may be repossessed if you do not keep up repayments on your mortgage.

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.

MAB 6202