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**35 Nursery Close  
Swadlincote, DE11 0BQ  
Reduced to £194,950**



## 35 Nursery Close, Swadlincote, DE11 0BQ

\*\*\*\*\* LIZ MILSOM PROPERTIES\*\*\*\*\* are delighted to bring to the market this superb two-bedroom detached bungalow, ideally located in a quiet cul-de-sac, just a short walk from Swadlincote Town Centre. Perfect for those looking to downsize, the property boasts a spacious lounge with a feature bay window, a modern fitted kitchen with integrated appliances, and a bright conservatory overlooking the private rear garden. The accommodation includes a generous double bedroom, a well-proportioned single bedroom, and a bathroom with a three-piece suite. Outside, the delightful rear garden is thoughtfully arranged over two levels, offering patio seating & lawned areas and a useful garden shed. The front garden is also a great size with a lawned frontage and driveway providing off-road parking for two vehicles. Located in a popular and convenient setting, this delightful home is presented to a high standard and ready to move into with the added benefit of No Upward Chain!

Early viewing is highly recommended – contact Liz Milsom Properties today to arrange your appointment.

- Charming Detached 2 Bedroom Bungalow in a Peaceful Cul-de-Sac
- Spacious lounge
- Two good sized bedrooms
- Private rear garden with lawn & patio area
- Offered with NO UPWARD CHAIN
- Fitted kitchen
- Fantastic Conservatory
- Family bathroom
- Driveway provides ample off road parking
- EPC: D / TAX BAND: B



## Location

Nursery Close is a much favoured & highly sought after cul-de-sac location, handy for the town, close to excellent recreational activities including Eureka Park, Swadlincote Ski Slope, Greenbank Leisure Centre and Conkers. Strategically placed for the commuter, Swadlincote is well placed for the the A511, A38 and M42 leading to the towns of Burton on Trent, Ashby-de-la-Zouch, Lichfield; and the cities of Leicester, Nottingham and Birmingham.

## The Well Presented Accomodation

### Overview

35 Nursery Close, Swadlincote – A Charming Detached Bungalow in a Peaceful Cul-de-Sac

Tucked away in a quiet cul-de-sac and just a short stroll from Swadlincote Town Centre, this superb two-bedroom detached bungalow is the ideal choice for anyone looking to downsize without compromising on comfort or convenience.

Upon entering the property, you're welcomed by a central hallway with access to all accommodation and a useful storage cupboard. The spacious lounge is located at the front of the home and features a beautiful bay window and an electric fireplace create a warm and inviting atmosphere. This generously sized room also benefits from laminate flooring, centre light point and wall lights providing a light and airy feel to the room.

The fitted kitchen is practical, offering a range of wall and base light oak units, complimentary worktops, an integrated electric oven with gas hob, stainless steel sink, space and plumbing for appliances and vinyl flooring. Flowing from the kitchen is a bright and airy conservatory, perfect for relaxing while enjoying views over the delightful rear garden.

There are two bedrooms, including a generously sized bedroom one with ample space for wardrobes and freestanding furniture. The second bedroom is a comfortable single room overlooking the rear garden. The bathroom is finished with viny flooring, part-tiled walls and includes a panelled bath with shower over, low

level WC, pedestal wash hand basin, frosted glass window and chrome towel heater.

Outside, the low-maintenance rear garden is arranged over two levels: the lower level provides a patio area ideal for outdoor seating, while the upper tier features a spacious lawned area with a hard standing for a garden shed which is to be included in the sale. The front garden offers a lawned area and a side driveway offers ample off-road parking.

This fantastic bungalow offers easy living in a desirable location – with the added bonus of No Upward Chain-early viewing is highly recommended!

### Hallway

### Spacious Lounge

17'2 x 10'1 (5.23m x 3.07m)

### Fitted Kitchen

8'8" x 8'2" (2.65 x 2.49)

### Splendid Conservatory

7'3" x 7'3" (2.23 x 2.22)

### Bedroom One

13'2 x 10'2 (4.01m x 3.10m )

### bedroom Two

8'8 x 7'1 (2.64m x 2.16m )

### Family Bathroom

8'7" x 4'7" (2.63 x 1.42)

### 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 – 6.00 pm Monday, Tuesday, Wednesday  
9.00 am - 8.00 pm Thursday  
9.00 am - 5.00 pm Friday  
9.00 am – 4.00 pm Saturday  
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.

### 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.





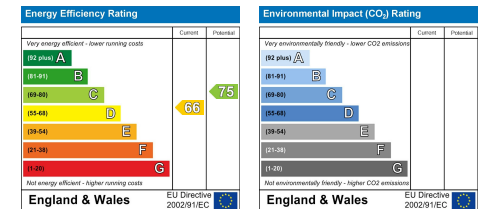


## Directions

For Sat nav purposes use the postcode DE11 0BQ



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.  
Made with Metropix 6/2025



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## COUNCIL TAX

Band: B

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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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.



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