



**15 Pennine Way
Swadlincote, DE11 9EX
Reduced to £224,950**

**lizmilsom
properties** 

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** LIZ MILSOM PROPERTIES ** are delighted to present this CHAIN FREE, ready to move into, DETACHED BUNGALOW, which is SO HANDY FOR TOWN. Offering well presented accommodation situated in a popular location, benefiting from GAS CENTRAL HEATING, double glazing, a well equipped Shower Room and two bedrooms, fitted Kitchen, spacious Lounge and Conservatory. With low maintenance private gardens front and rear, ample off road parking and the added bonus of a GARAGE. Ideal for a retirement, down-sizers or young family - viewing is highly recommended! EPC rating C - Council Tax B - Viewing - Strictly by telephone appointment - VIEW EARLY! - Call us NOW.

- Splendid 2 Bed Detached Bungalow
- Fabulous Fitted Kitchen, Spacious Lounge
- Two Bedrooms with Fitted Wardrobes
- Single Garage & Off Road Parking
- Handy for town centre
- Offered with NO UPWARD CHAIN
- Splendid Conservatory
- Modern Shower Room
- Low Maintenance rear garden.
- EPC: C rating - Council Tax Band B



Location

The property is handy for the town centre of Swadlincote town, which has a good range of facilities including the Greenbank Leisure Centre, a variety of supermarkets and shopping facilities. Doctors Surgery and Health Centre and the bus station is central close to the Library. Swadlincote is well placed for the commuter with excellent road links leading to Burton upon Trent, Ashby de la Zouch and Derby with the major A-roads of the A444, A511, A38 and the M42 is also easily accessible which in turn leads to the major cities of Birmingham and Nottingham.

Brief Overview - Ground floor

A splendid two bedroom Bungalow, offering ready to move into accommodation with gas central heating and double glazing throughout. Perfect for a retirement couple

As you enter the property you are met with the entrance porch with door leading through to the main accommodation. The spacious lounge is a great size with large window providing the room with plenty of light. Door leads through to the modern fitted kitchen with a range of base and wall mounted units, space for under counter appliances, space for freestanding oven, inset sink with drainer and window onto the garden. Door leads through to the conservatory with sliding doors and full height windows.

The property has two generous sized bedrooms and a modern well equipped shower room. The first bedroom is a lovely sized double with built in wardrobes, the second bedroom is a single room with built in wardrobes. The shower room is complete with a double shower cubicle, wc and wash basin.

In more detail the beautifully presented accommoda

Entrance Porch

With fitted carpet, radiator, window and door leading through to the :-

Spacious Lounge

14'0 x 9'0 (4.27m x 2.74m)

A great sized room, with a large picture bow window allowing plenty of natural light, a focal point is the fitted wall mounted electric fire, there is plenty of room for free standing furniture TV point, fitted carpet and door leading through to the fitted Kitchen.

Modern Fitted Kitchen

10'5 x 8'5 (3.18m x 2.57m)

Having an extensive range of high gloss white wall and floor mounted units in a horseshoe arrangement with ample work surface areas, inset stainless steel sink unit, fitted free

standing cooker and plumbing for an automatic washing machine, plenty of space for further appliances. The Worcester gas boiler is also located in this room carefully concealed behind a matching unit, large picture window and door with step leading through to the:

Conservatory

11'4 x 7'6 (3.45m x 2.29m)

Being an additional living space, perfect for quiet time or relaxing with high gloss floor tiling and double glazed windows and sliding patio doors leading through to the low maintenance garden.

Inner Hallway

Leading off from the Lounge and providing access to the bedrooms and Shower Room. There is also access to the built in airing cupboard which houses the hot water cylinder.

Double Bedroom One

10'4 x 8'9 (3.15m x 2.67m)

Being a great sized double bedroom located to the rear of the property with fitted triple wardrobes, radiator and fitted carpet.

Bedroom Two

8'5 x 8'5 (2.57m x 2.57m)

The second bedroom is a generous sized single with fitted wardrobes, radiator and fitted carpet.

Family Shower Room

6'11 x 5'1 (2.11m x 1.55m)

Completing the accommodation is the well equipped modern shower room with three piece white suite including shower cubicle with electric Triton shower which is relatively new, wet walling and combination fitted closed closet WC and wash hand basin.

Outside

The property occupies a pleasant position standing well back from the road with a brick built boundary wall with path leading to the front entrance door. There is a low maintenance front garden with a variety of colourful conifers with graveled topping for weed control.

To the side of the property there is a smart block paved driveway providing ample off road parking and leading to a single garage with pitched roof, up and over door and there is a low maintenance rear garden with patio and raised flower borders providing an array of colour with a variety of specimen shrubs and plants and paneled fenced boundaries.

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 – 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

CALL THE MULTI-AWARD WINNING AGENT TODAY

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.

LMM/MAC/10.10.2024/1 DRAFT





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 9EX

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88	
(81-91)	B	70	
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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COUNCIL TAX

Band: C

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.

