



64 Lincoln Way
Swadlincote, DE11 7LB
£174,950

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THREE BEDROOM SEMI DETACHED PROPERTY OFFERED WITH NO UPWARD CHAIN in the popular MIDWAY, SWADLINCOTE. Comprising of TWO RECEPTION ROOMS, KITCHEN AND W/C on the ground floor along with THREE BEDROOMS AND THE FAMILY BATHROOM. Outside is the OFF ROAD PARKING and FRONT AND REAR GARDENS

- Offered CHAIN FREE - Early viewing essential !
- Double glazed and gas central heating - Boiler installed 2019
- Perfect for first time buyers, down sizers and investors! •
- 3 well proportioned bedrooms and family bathroom
- Front and good sized rear garden with apple tree

- Older style three bedrommed, semi-detached family home
- 2 Reception Rooms, Kitchen and Separate WC
- Benefiting from a REPLACEMENT ROOF
- Driveway providing off road parking
- Viewing : Strictly by telephone appointment with Agents



Location

Midway offers a friendly community atmosphere with a range of local amenities. There is a selection of shops, schools and parks nearby, making it an ideal location for families. Swadlincote itself offers a wider range of shopping and leisure facilities, including the popular Swadlincote Ski and Snowboard Centre, perfect for those seeking outdoor adventure. The area also boasts beautiful green spaces like the National Forest, offering opportunities for walking, cycling, and enjoying the natural surroundings. With its convenient location and community feel, Midway provides a wonderful place to call home.

Accommodation in more detail:-

Side UPVC double glazed door leading to the Reception Hall with stairs leading off to first floor with storage cupboard beneath

Outside - To the Front

Double wrought iron gates lead to ample Off road parking, with lawn and mature hedge for privacy. Side driveway provides off road parking.

Ground Floor WC

Spacious Lounge

14'11 x 11'8 (4.55m x 3.56m)

Double glazed window to front elevation, central heating radiator and laminate flooring.

Separate dining room

11'8 x 9'5 (3.56m x 2.87m)

Double glazed window to front elevation, central heating radiator and laminate flooring.

Fitted Kitchen

10'4 x 6'1 (3.15m x 1.85m)

Having a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated gas hob and electric oven. Rear door leading to the outside rear garden and outbuildings.

First Floor Stairs & Landing

leading to three well proportioned bedrooms providing flexible space for a growing family or guests.

Bedroom One

13'1 x 10'1 plus door recess (3.99m x 3.07m plus door recess)

Double glazed window to front elevation, central heating radiator and carpet.

Bedroom Two

10'5 x 12'0 into wardrobe (3.18m x 3.66m into wardrobe)

Double glazed window to front elevation, central heating radiator and carpet.

Bedroom Three

9'11 x 7'11 maximum (3.02m x 2.41m maximum)

Double glazed window to rear elevation, central heating radiator and carpet.

Family Bathroom

Having modern three piece suite comprising: W.C, wash hand basin, bath and tiling to splash prone areas.

Frosted window to rear elevation.

Outside - Rear Garden

Being well proportioned, laid to lawn, mature apple tree, with patio area and panelled fenced boundaries for ease of maintenance.

AGENTS NOTES

Agents Note:

EPC – D Council Tax - A

Property construction – Standard construction - Brick and tile

Electricity supply – Mains Gas supply - Mains
Boiler - Installed April 2019, serviced 2025

Water supply – Mains Sewerage – Mains

New roof installed 1 November 2023

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.

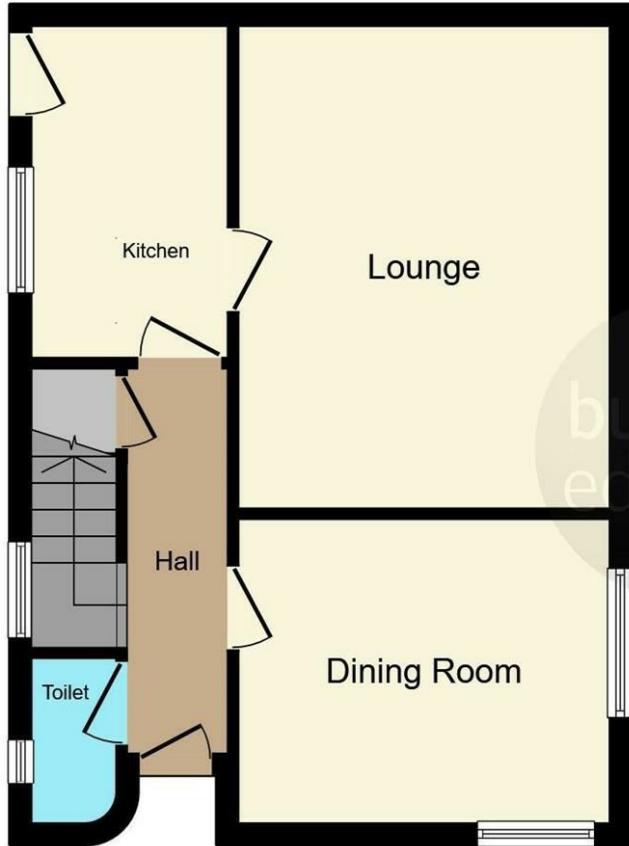
Measurements

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.





Ground Floor

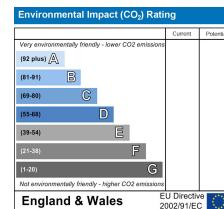
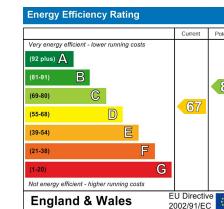


First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Directions

For Sat nav purposes use the postcode DE11 7LB



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COUNCIL TAX

Band: A

The vendor informs us that the property is, 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.

