



**11A Thorntree Lane**  
**Newhall, Swadlincote, DE11 0LP**  
**£150,000**



## 11A Thorntree Lane, Newhall, Swadlincote, DE11 0LP

LIZ MILSOM PROPERTIES are delighted to bring to the market this well-maintained two bedroom mid-terrace home, benefiting from off-road parking and an enclosed rear garden. The ground floor offers a spacious open-plan lounge/diner with useful understairs storage and a fitted kitchen. To the first floor are two double bedrooms and a family bathroom. Early viewing is highly recommended as this property is expected to attract strong interest. EPC Rating: D | Council Tax Band: A.

- Well Presented Two Bedroom Terrace
- Fitted Kitchen
- Family Bathroom
- Established Rear Garden
- Sought After Location
- Open Plan Lounge/Diner
- Two double Bedrooms
- OFF ROAD PARKING
- Outbuilding to the Rear
- HURRY TO VIEW



### Overview Ground Floor

The property is situated on Thorntree Lane, a popular and convenient location, making it an ideal choice for first-time buyers or downsizers.

Upon entry, the open-plan lounge/diner features newly fitted LVT wood-effect flooring throughout, an inset gas fire with surround, a useful understairs cupboard, stairs rising to the first-floor landing, and dual-aspect windows providing ample natural light.

The fitted kitchen, located to the rear elevation, comprises high-gloss grey wall and floor units, an inset electric oven with hob and extractor, a wall-hung boiler, and LVT wood-effect flooring. A door provides direct access to the rear garden and patio area, ideal for everyday living and entertaining.

### Open Plan Lounge

13'1" x 10'8" (4.01 x 3.27)

### Dining Area

11'3" x 10'2" (3.45 x 3.11)

### Fitted Kitchen

432 x 169 (131.67m x 51.51m)

### Overview First Floor

Stairs rise from the ground floor to the landing, from which both bedrooms are accessed. The master bedroom, positioned to the front elevation, is a generous double room featuring laminated flooring, a centre light point and radiator. Bedroom two overlooks the rear elevation and also benefits from laminated flooring, a centre light point, radiator and a loft access hatch.

A door from bedroom two leads through to the family bathroom. With steps down, the bathroom enjoys windows to both the side and rear elevations and is fitted with a three-piece white suite including a Triton electric shower. Additional features include spotlight feature lighting, part-tiled walls and vinyl flooring.

### Bedroom One

13'6" x 11'1" (4.12 x 3.38)

### Bedroom Two

10'11" x 9'10" (3.34 x 3.02)

### Family Bathroom

9'0" x 5'4" (2.75 x 1.64)

### Overview Outside

The property benefits from an enclosed rear garden with access to an outbuilding, currently utilised by the vendors as a laundry room, complete with light and plumbing. The garden is mainly laid to lawn and includes a covered area suitable for a lazy spa, panelled fencing to the boundaries, and a pleasant selection of shrubs and trees, creating a private and enjoyable outdoor space.

### 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.

### Viewing Strictly Via Liz Milsom Properties

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### 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.



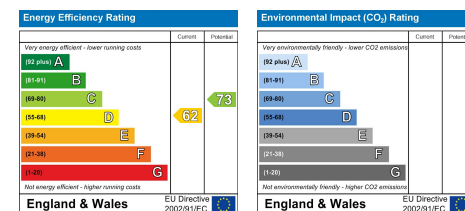




## Directions



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

Directors: E M Milsom G T Milsom

📞 01283 219336

📞 07974 113853

✉ liz.milsom@lizmilsomproperties.co.uk

🌐 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

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## 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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