



The logo for lizmilsom properties, featuring a red house icon above the text 'lizmilsom' in a bold, sans-serif font, with 'properties' in a smaller font below it.

**17 Greenlands**  
**Swadlincote, DE11 0XS**  
**Reduced to £264,500**

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## 17 Greenlands, Swadlincote, DE11 0XS

**\*\* LIZ MILSOM PROPERTIES \*\*** are delighted to offer this **THREE-BEDROOM DETACHED** family home in Midway, Swadlincote, set on a generous plot. The property features an Entrance Hallway, spacious Lounge, re-fitted Breakfast Kitchen and ground floor WC. To the first floor there are two **DOUBLE** Bedrooms, a good-sized third Bedroom and Family Bathroom. Outside there's a block-paved driveway with **AMPLE PARKING** and **GARAGE**, plus a rear garden with patio, lawn, raised vegetable beds and covered bar. EPC "C" / Council Tax Band "C". **HURRY TO VIEW!**

- DETACHED Family Home
- Spacious Lounge
- Ground Floor Cloaks/WC
- Third Good Sized Bedroom
- Great Sized Rear Garden
- Sought After Location
- Re-fitted Kitchen/Diner
- Two DOUBLE Bedrooms
- Family Bathroom
- OFF ROAD PARKING & Garage



## Location

The property occupies a very pleasant position on a small select cul-de-sac. The property is located within walking distance of local schools and bus routes and Swadlincote town centre is approximately half a mile away. Swadlincote has an array of amenities which includes shops, eateries and a cinema and its excellent local amenities, within walking distance of Primary, Secondary & Academy, all on your doorstep. Midway is also well placed for the commuter with excellent road links via the nearby A511 to the towns of Burton on Trent, Ashby de la Zouch and Derby. The M42 is also easily accessible as is the A38 leading to Birmingham and Nottingham.

## Overview - Ground Floor

The property is entered via a welcoming Entrance Hallway, which leads through to a generous, separate Lounge – a perfect space for both relaxation and entertaining. The kitchen is a standout feature, fitted with wall and floor-mounted units and work surfaces over, including an inset sink and drainer, modern appliances, contrasting work surfaces, and ample space for additional appliances, with tiled flooring and patio doors opening onto the rear garden and patio, creating a seamless “inside-out” dining experience for casual family meals or more formal occasions. Completing the ground floor is a convenient WC.

## Overview - First Floor

The property comprises three well-proportioned bedrooms. Both the first and second bedrooms are generous doubles, with the principal bedroom further enhanced by built-in fitted wardrobes, providing excellent storage and a sense of space. The third bedroom is a good-sized single, offering versatility as a guest room, nursery, or home office to suit modern family living.

The family bathroom has been thoughtfully updated and features a contemporary vanity unit, a bath with an overhead shower, and stylish tiling, combining both functionality and modern design to create a bright and practical space.

## Entrance Hallway

3'8" x 3'1" (1.12m x 0.94m)

## Spacious Lounge

15'10" x 12'0" (4.83m x 3.68m)

## Re-fitted Kitchen Diner

14'11" x 10'4" (4.57m x 3.15m)

## Ground Floor Cloaks/WC

4'7" x 3'1" (1.4m x 0.94m)

## Stairs to First Floor & Landing

## Bedroom One

11'8" x 8'5" (3.56m x 2.57m)

## Bedroom Two

10'2" x 9'3" (3.1m x 2.84m)

## Bedroom Three

9'1" x 6'5" (2.77m x 1.96)

## Family Bathroom

7'4" x 5'4" (2.24m x 1.65m)

## Overview - Outside Front

Externally, the property benefits from a block-paved driveway with fence-panelled boundaries, providing a low-maintenance frontage and direct access to the rear garden. For those with vehicles, there is both a garage and ample off-road parking, offering convenience and plenty of space for family and guests.

## Overview - Outside Rear

To the rear, the property enjoys a generous, family-friendly garden, thoughtfully designed with multiple sections. It features a raised vegetable garden, a lawned area, and two spacious patio areas, perfect for enjoying the summer sunshine. Additionally, there is a covered bar area with a shed, ideal for children to play safely or for alfresco dining and entertaining.

## AGENTS NOTE:

Agent's Note: A beautifully presented THREE-BEDROOM DETACHED family home in Midway, Swadlincote, set on a generous plot. The property features a welcoming Entrance Hallway leading to a separate Lounge, a modern kitchen with wall and floor units, inset sink, space for appliances, tiled flooring, dining area, and patio doors to the rear garden, plus a ground floor WC. Upstairs there are two doubles, the main with fitted wardrobes, a versatile single bedroom, and a contemporary family bathroom. Outside, a block-paved driveway, garage, ample parking, and a generous rear garden with lawn, raised vegetable beds, patios, and a covered bar provide ideal family living and entertaining space.

## UP-GRADES INCLUDE:

New Boiler November 2025

Redecoration Throughout

New Window Glass (Where Needed)

New Roof Trims

## 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 – 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

## 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.

## 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?....

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## Measurements

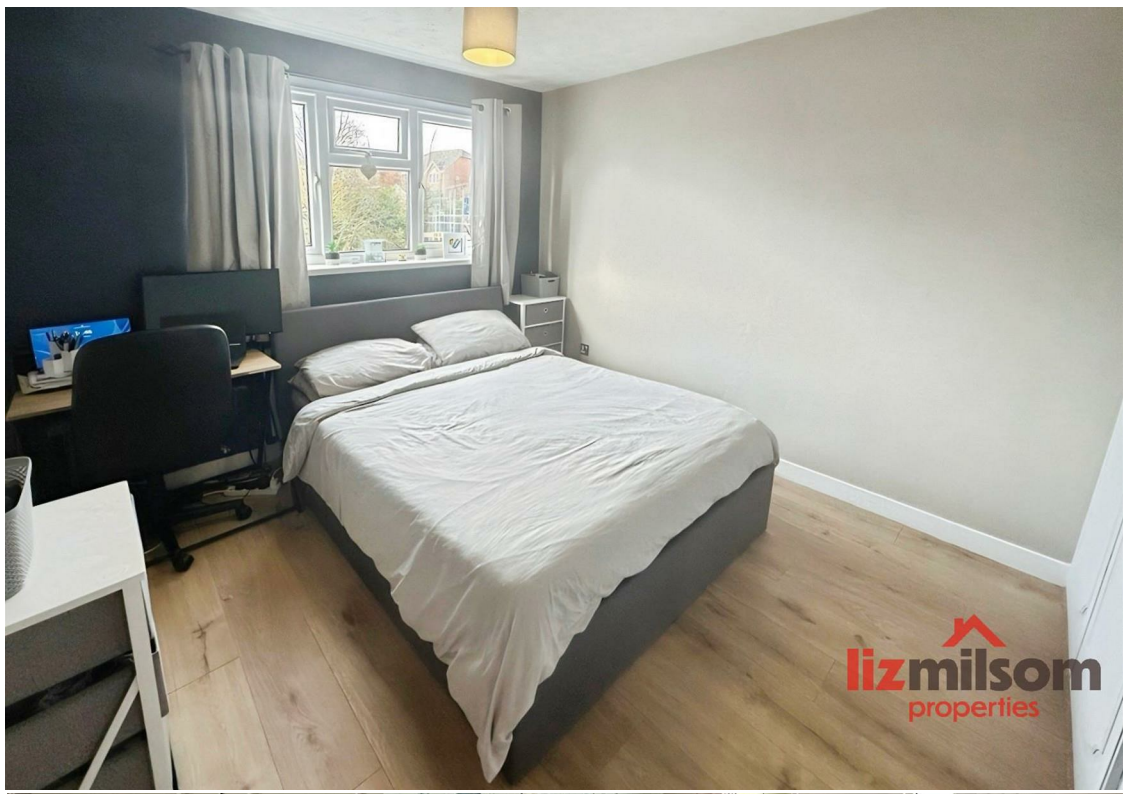
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

## 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.

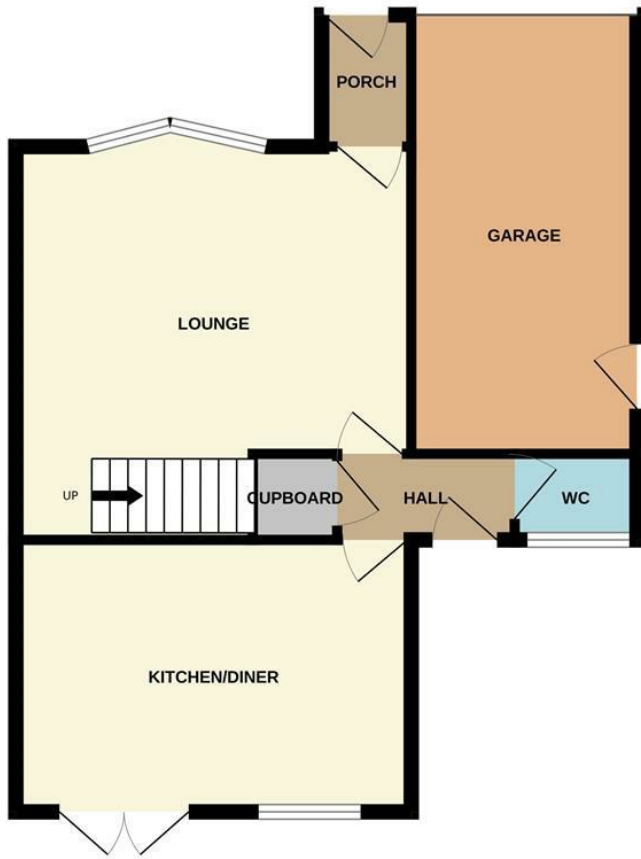
## Tenure

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.

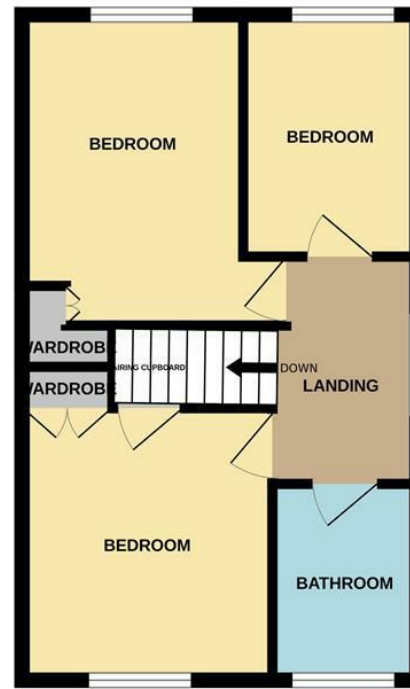




GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.

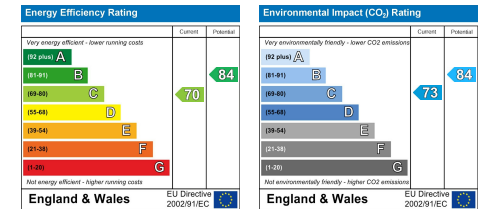


## Directions

For Sat Nav purposes follow DE11 0XS

TOTAL FLOOR AREA : 956 sq.ft. (88.8 sq.m.) approx.

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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## 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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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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