



**54 Spring Street  
Swadlincote, DE11 9LF  
£325,000**

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## 54 Spring Street, Swadlincote, DE11 9LF

\*\*\*\*\* LIZ MILSOM PROPERTIES \*\*\*\*\* are delighted to bring 54 Spring Street to the market. A spacious and highly versatile four-bedroom detached bungalow offering fantastic accommodation across two floors. Positioned behind an attractive walled frontage with generous driveway parking and garage, the property benefits from a modern dining kitchen, spacious lounge with feature fireplace, ground floor bedrooms and bathroom, plus two further double bedrooms to the first floor. The private, low-maintenance rear garden is non-overlooked and ideal for outdoor entertaining. Conveniently located for local amenities, schools and transport links, this home is perfect for families or those seeking flexible living space.

- Four bedroom detached bungalow in popular quiet location
- Modern fitted dining kitchen
- Ground floor modern family bathroom & guest cloaks
- Long side driveway providing ample off-road parking
- Private, low maintenance, non-overlooked rear garden with pergola and decking
- Spacious front lounge with plenty of natural light
- Two ground floor double bedrooms with fitted wardrobes
- Two additional first floor double bedrooms with eaves storage
- Garage with light and power supply
- EPC: TBC / TAX BAND: C



## Location

54 Spring Street is pleasantly positioned within the popular village of Castle Gresley, a sought-after residential area known for its semi-rural feel while remaining highly convenient for everyday living. The village offers a strong sense of community along with local amenities, including shops, public houses, and well-regarded schooling nearby. The property is ideally placed for commuting, with excellent road links to Swadlincote, Burton upon Trent, and Ashby-de-la-Zouch, as well as easy access to the A444, A38, and M42, providing routes to Derby, Birmingham, and the wider Midlands. Mainline rail services can be found at Burton upon Trent, offering direct connections to major cities. Surrounded by attractive countryside, the area is perfect for those who enjoy outdoor pursuits, with scenic walks, woodland, and open green spaces close by. Castle Gresley combines village charm with modern convenience, making it an ideal location for families, downsizers, and anyone seeking a peaceful yet well-connected setting.

## Overview

### 54 Spring Street – Four Double Bedroom Detached Bungalow

Situated in a desirable location, this spacious and versatile four double bedroom detached bungalow offers spacious accommodation across two floors, generous outdoor space, and excellent off-road parking with garage.

To the front, the property is set behind an attractive walled boundary with steps and wrought iron gates leading to the front entrance, complemented by two external lights. The well-maintained front garden features a variety of shrubs, specimen conifers and established flower borders. A side pathway with gated access leads through to the rear garden, while a long side driveway with brick edging and brick wall provides ample off-road parking and leads to an garage with light and power supply.

Upon entering, you are welcomed into an entrance porch with an internal door opening into a spacious reception hallway. The hallway benefits from laminate flooring, doors leading to all ground floor accommodation, and stairs rising to the first floor.

The spacious lounge is positioned to the front of the property and enjoys excellent natural light from windows to both the front and side elevations. A focal point is the feature Wiltshire stone fire surround with raised hearth and fitted living flame gas fire. Additional features include radiator, TV aerial point and telephone point and carpeted flooring.

To the rear of the property is the splendid dining kitchen, fitted with an excellent range of modern wall and base units with complementary work surfaces. Integrated appliances include a drainer sink, dishwasher, washing machine, microwave, double oven, hob and extractor hood. There is a double glazed window overlooking the rear garden, and a side/rear door, radiator, spotlight lighting and wood-effect flooring.

Bedroom Four is a generously sized ground floor double bedroom overlooking the front elevation and benefits from an excellent range of fitted wardrobes, cabinets, cupboards above the bed recess, display shelving, laminate flooring, centre light point and radiator.

### 54 Spring Street – Four Bedroom Detached Bungalow

Situated in a desirable residential location, this spacious and versatile four-bedroom detached bungalow offers well-presented accommodation across two floors, generous outdoor space, and excellent off-road parking with garage.

To the front, the property is set behind an attractive walled boundary with steps and wrought iron gates leading to the front entrance, complemented by two external lights. The well-maintained front garden features a variety of shrubs, specimen conifers and established flower borders. A side pathway with gated access leads through to the rear garden, while a long side driveway with brick edging and brick wall provides ample off-road parking and leads to an average-sized garage with light and power supply.

Upon entering, you are welcomed into an entrance porch with an internal door opening into a spacious reception hallway. The hallway benefits from laminate flooring, doors leading to all ground floor accommodation, and piranha pine stairs rising to the first floor.

The lounge is positioned to the front of the property and enjoys excellent natural light from windows to both the front and side elevations. A focal point is the feature Wiltshire stone fire surround with raised hearth and fitted living flame gas fire. Additional features include radiator, TV aerial point and telephone point.

To the rear of the property is the splendid dining kitchen, fitted with an excellent range of modern wall and base units with complementary work surfaces. Integrated appliances include a drainer sink unit with swan neck mixer tap, dishwasher, washing machine, microwave, double oven, hob and extractor hood. There is a PVCu double glazed window overlooking the rear garden, a PVCu double glazed side/rear door, radiator, spotlight lighting and wood-effect flooring.

Bedroom Three is another excellent ground floor double bedroom overlooking the rear garden with fitted wardrobes and cupboards above the bed recess, laminate flooring and radiator. This room also benefits from a guest cloakroom comprising wash hand basin with tiled splashbacks and low-level WC, laminate style flooring and window to the side elevation.

Bedroom Four is a generously sized ground floor double bedroom overlooking the front elevation and benefits from an excellent range of fitted wardrobes, cabinets, cupboards above the bed recess, display shelving, laminate flooring, centre light point and radiator.

The modern ground floor family bathroom is fitted with a contemporary three-piece suite comprising low-level WC, wash hand basin and panelled bath with shower over and shower screen. There is attractive wall tiling, chrome towel radiator and ceramic tiled flooring.

To the first floor are two further double bedrooms. The first is a great sized room with radiator, Velux skylight window and built-in eaves storage, currently used by the vendors as an additional reception space. The final double bedroom includes built-in cupboards, including housing for the gas boiler serving the central heating and domestic hot water systems, further eaves storage, restricted ceiling height and Velux skylight window.

Externally, the rear garden is designed for low maintenance and is mainly laid to artificial lawn with a block paved pathway leading to a feature pergola with raised decking and a further slatted seating area. There are two additional outside lights. The rear garden is private, non-overlooked and enclosed by fenced boundaries.

## The Accommodation:

### Light and Airy Lounge

16'5" x 12'9" (5.00 x 3.89)

### Splendid Dining Kitchen

13'9" x 10'10" (4.19 x 3.30)

### Ground Floor Bedroom

12'5" x 10'9" (3.78 x 3.28)

### Ground Floor Bedroom

17'10" max red to 13'7" x 9'8" (5.44 max red to 4.14 x 2.95)

### Family Bathroom

### First Floor Double Bedroom

15'0" x 11'0" (4.57 x 3.35)

### First Floor Double Bedroom

11'0" x 11'0" (3.35 x 3.35)

### Side Driveway

65'0" x 9'2" (19.81 x 2.79)

### Above Average Sized Garage

20'0" x 10'0" internally (6.10 x 3.05 internally)

## 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:

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9.00 am – 2.00 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.

## 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.

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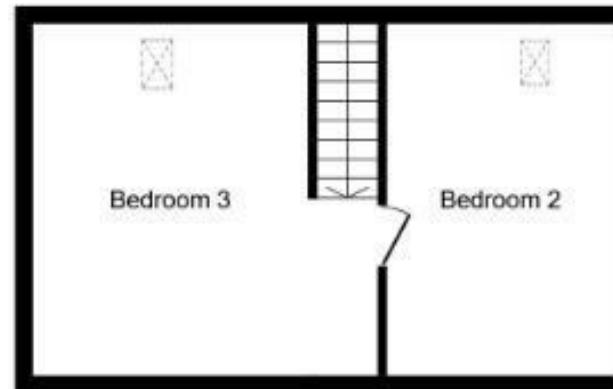
## Disclaimer

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.





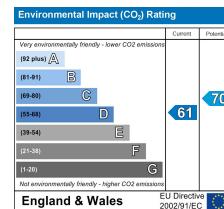
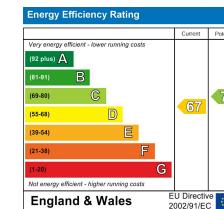
**Ground Floor**



**First Floor**

## Directions

The property is best approached by traveling out of Swadlincote town centre along Civic way picking up the A514 heading towards the A444 along Cadley Hill Road. upon reaching the Cadley Hill Roundabout turn left on to A444 continue for some distance upon reaching the Highcross Roundabout take the first exit into Castle Road, turning right into Station Street. Proceed for some distance and turn left into Spring Street, the subject property is situated on the right hand side clearly denoted by our red distinctive For Sale board.



Seabrook House, Dinmore Grange, Hartshorne,  
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## COUNCIL TAX

Band: D

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

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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



MAB 4202