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**1 Glebe Street  
Swadlincote, Derbyshire DE11 9BW  
Reduced to £180,000**

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# 1 Glebe Street, Swadlincote, Derbyshire DE11 9BW

\*\* LIZ MILSOM PROPERTIES LTD\*\* are delighted to bring to the market this tastefully decorated & spacious Starter Home, being ideal for first time buyers wishing to step on to the housing ladder, this READY TO MOVE INTO superbly presented home offers a stunning fitted Dining Kitchen with many integrated appliances & a spacious lounge to the ground floor. To the first floor there are 2 generous sized double bedrooms and a fabulous re-fitted bathroom with fitted shower. Externally there is double width off road parking to the front of the property and delightful landscaped private fully enclosed rear garden. EPC: C / TAX BAND: A. CALL TO VIEW TODAY

- Beautifully presented end-terraced home in a popular location
- Stunning Howdens kitchen/diner with integrated appliances
- Modern family bathroom with rainfall-style shower
- Generous driveway providing ample off-road parking
- Ideally suited to first-time buyers, downsizers or investors

- Spacious lounge
- Two generously sized double bedrooms
- Landscaped garden with multiple patio terraces and storage shed
- Located in a popular area close to local amenities and transport links.
- EPC : C / TAX BAND : A



## **Location**

Situated in a well-established area of Swadlincote, 1 Glebe Street enjoys a convenient position close to local amenities and everyday essentials. Offering easy access to shops, cafés, schools and leisure facilities, while nearby green spaces provide opportunities for walking and outdoor activities. Excellent road links connect the property to surrounding towns and major commuter routes, making it ideal for those seeking a balance of accessibility and convenience. This location is well suited to families, professionals and anyone looking for a comfortable setting with everything within easy reach.

## **Overview**

Set behind a generous driveway offering ample off-road parking, this attractive home is well maintained throughout and ready to move straight into.

Upon entering, you are welcomed into the spacious lounge, a bright and comfortable living area featuring fitted carpet, plenty of room for free-standing furniture, useful understairs storage cupboards, TV aerial point and central light point. A front-aspect window allows natural light to fill the room, while the staircase leads neatly off to the first floor.

A sliding wooden door with modern glass panelling opens into the impressive contemporary kitchen/diner, positioned at the rear of the property. This stunning space is fitted with a high-quality range of Howdens wall and base units, complemented by ample rolled-edge work surfaces and an inset 1.5 bowl sink unit. Fully integrated appliances include an electric oven, induction hob, extractor, fridge/freezer and plumbing and space for a washing machine. Laminate flooring runs through the entire area, and feature downlighting highlights the dining space. French doors flood the room with natural light and open directly onto the landscaped rear garden.

To the first floor, the master bedroom is a generous double located to the front, benefiting from fitted carpet, two windows providing excellent natural light, and a useful built-in storage cupboard. The second bedroom, also a double, overlooks the rear garden and features fitted carpet; it is currently used as

an office/dressing room by the sellers.

A stylish contemporary family bathroom completes the accommodation, fitted with a bath and mains rainfall-style shower over, floating wash basin, WC, attractive wall tiling and quality flooring.

The landscaped rear garden can be accessed via the French doors from the dining kitchen or by a side entry gate. It features an extensive patio with attractive paving—perfect for outdoor seating and entertaining—along with external lighting, power points and a water tap. Steps lead down to a further terrace with lawned area, and additional steps take you to a useful storage shed. The garden enjoys a good degree of privacy with panel-fenced boundaries and no direct overlooking from the rear.

### **The well presented accommodation measurements:-**

#### **Living Room**

13'8 x 12'1 (4.17m x 3.68m)

#### **Splendid refitted Howdens Kitchen/Diner**

13'6 x 8'5 (4.11m x 2.57m )

#### **Stairs to first floor and Landing**

#### **Main double bedroom**

13'7 reducing to 10'2 x 10'1 (4.14m reducing to 3.10m x 3.07m)

#### **Rear double bedroom**

10'7 x 7'3 (3.23m x 2.21m)

#### **Refurbished first floor bathroom incl shower**

6'0 x 5'8 (1.83m x 1.73m)

#### **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 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 offering COMPETITVE fees.

#### **Available:**

9.00 am – 6.00 pm Monday to Friday (Late Night until 8.00 pm Thursday)

9.00 am – 4.00 pm Saturday

10.00 am – 12.00 Noon Sunday

#### **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.

LMPL/LMM/05.04.2023/1 DRAFT

LMPL/LMM/06.04.2023/2 APPROVED





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



## Directions

The property is best approached by travelling out of Swadlincote Town Centre along Civic Way. At the large Sainsburys roundabout, take the first exit passing the Greenbank Leisure Centre on the left hand side and continue in to Hearthcote Road. Take the third turning on the left in to Wilmot Road. Continue up the hill and Glebe Street issues off to the right, the subject property is situated on the right hand side clearly denoted by our distinctive red 'For Sale' sign. For SAT NAV purposes use DE11 9BW

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 89        |
| (81-91)                                     | B |                         |           |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-69)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

**01283 219336**

**07974 113853**

**[liz.milsom@lizmilsomproperties.co.uk](mailto:liz.milsom@lizmilsomproperties.co.uk)**

**[lizmilsomproperties.co.uk](http://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

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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Your home may be repossessed if you do not keep up repayments on your mortgage.  
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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