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**97 Repton Road
Swadlincote, DE11 7AE
£425,000**

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***** LIZ MILSOM PROPERTIES ***** are delighted to present 97 Repton Road, located in the popular village of Hartshorne and surrounded by excellent countryside walks, this spacious three-bedroom detached bungalow sits on a generous plot with a south-facing rear garden. The property offers well-proportioned accommodation including an open-plan lounge diner, conservatory, utility room family bathroom and separate shower room. Externally, there is a large front garden, side driveway and detached garage with electric roller door. A fantastic opportunity for those seeking single-storey living in a desirable village setting. EPC: E / TAX BAND: C. Book your viewing today on 01283 219336.

- Three bedroom detached bungalow in a sought-after village location
- Fitted kitchen & utility
- Family bathroom & shower room
- Side driveway leading to detached garage with electric roller door
- Fantastic local walks and countryside on the doorstep
- Open plan lounge diner
- Spacious conservatory
- Three generously sized bedrooms
- Generously sized plot with south-facing rear garden
- EPC: E / TAX BAND: C



Location

97 Repton Road occupies a pleasant semi-rural position in the sought-after village of Hartshorne, offering the best of both countryside and convenience. Surrounded by open fields and nearby woodland walks, the location provides a peaceful setting ideal for those who enjoy outdoor living, while still retaining a strong village feel. The property lies within easy reach of local amenities and neighbouring towns such as Ashby-De-La-Zouch & Swadlincote, making it well suited to buyers seeking a quieter lifestyle and convenience.

Overview

Situated in the sought-after village of Hartshorne and enjoying fantastic countryside walks right on the doorstep, this well-presented three-bedroom detached bungalow occupies a generously sized plot and offers spacious, versatile accommodation ideal for a range of buyers.

The property is set back behind a large lawned front garden, with attractive shrubs and hedged borders providing a good degree of privacy. A side driveway leads to a detached garage fitted with an electric roller door and side service door, offering excellent storage or potential for use as a home workshop. Steps rise to the front entrance.

Upon entering, you are welcomed by a wide and inviting entrance hallway, with doors leading to all three bedrooms, the family bathroom and the open-plan lounge diner.

The open-plan lounge diner is of generous proportions. The kitchen area is positioned to the front of the property and features tiled flooring, light beech wall and base units, rolled-edge work surfaces and integrated appliances including a fridge freezer, electric oven, hob and extractor. A stainless-steel sink with drainer sits beneath a window overlooking the front elevation, with additional space for further appliances.

Off the kitchen is an inner hallway with tiled flooring, a window to the front elevation and a side access door. An internal doorway leads to the utility room, which provides space and plumbing for appliances, wall and base units for storage, rolled-edge work surfaces, tiled splashbacks and a window to the side aspect. From here, there is access to a shower room fitted with a tiled floor and walls, electric shower cubicle, low-level WC and wash hand basin, with a frosted window to the rear elevation.

The lounge area is accessed via an archway from the kitchen and is a comfortable, well-proportioned space with carpeted flooring and a central light point. Sliding doors open into the conservatory, creating a wonderful flow of natural light.

The brick-built conservatory is a bright and relaxing space, enjoying pleasant dual-aspect views over the established rear garden. It features laminate flooring, a radiator, ceiling fan and a door leading out to the garden.

Bedroom one is a spacious double bedroom located to the rear of the property, benefitting from dual-aspect windows, fitted wardrobes and dressing table, carpeted flooring and a radiator. Bedroom two is another generous double to the front elevation, with dual-aspect

windows, fitted double wardrobes, dressing table and shelving, carpeted flooring and radiator. Bedroom three is a further well-sized bedroom positioned to the rear, with a window overlooking the garden, carpeted flooring, radiator and useful built-in storage cupboards.

The family bathroom completes the accommodation and comprises a three-piece suite including a panelled bath with shower over, low-level WC and wash hand basin. The bathroom benefits from ceiling to floor attractive tiling to the walls and flooring, frosted glass window to the front elevation, radiator and a useful storage cupboard housing the hot water tank.

Externally, the south-facing rear garden is a particular highlight and is ideal for keen gardeners. A large patio area provides the perfect space for outdoor seating and entertaining, with steps leading down to a generous lawn bordered by established hedging and shrubs. An archway leads to a useful garden shed and a further secure gated access.

Early viewing is highly recommended to fully appreciate the space, setting and lifestyle this delightful bungalow has to offer.

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 - 5.30 pm Monday - Thursday
9.00 am - 5.00 pm Friday
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 electricity & oil heating 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.

Property to Sell? Then why pay more?....

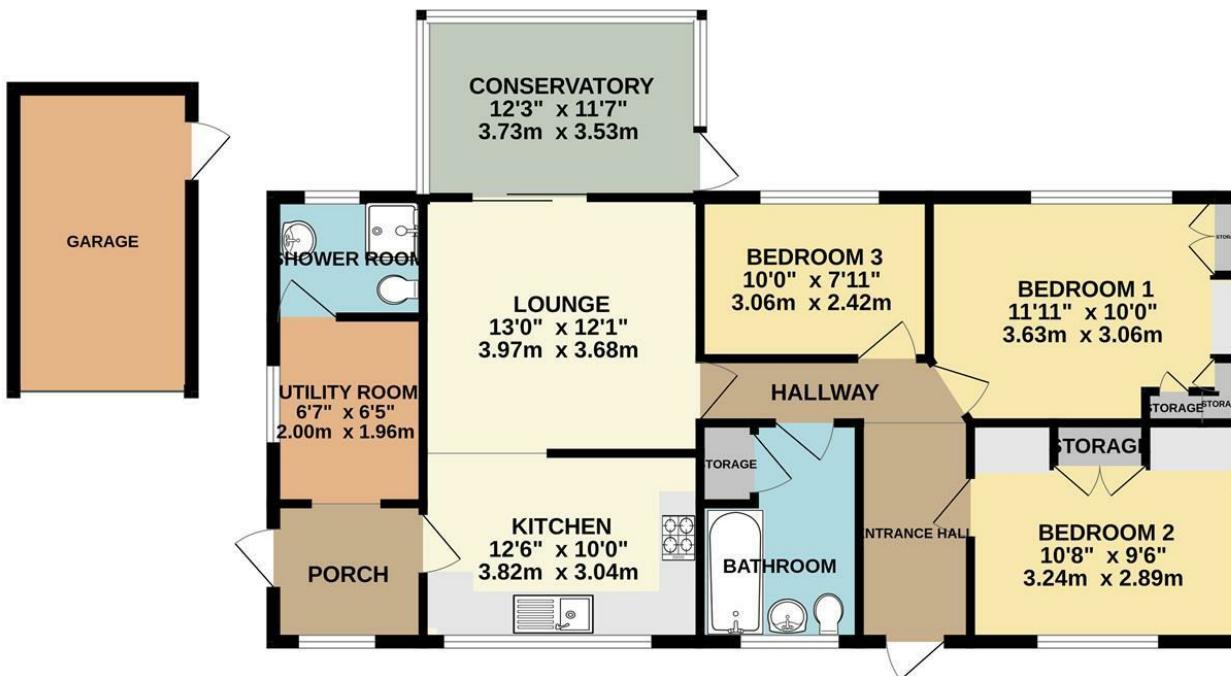
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Disclaimer

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
995 sq.ft. (92.4 sq.m.) approx.



TOTAL FLOOR AREA: 995 sq.ft. (92.4 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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Directions

For Sat nav purposes use the postcode DE11 7AE

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(A2 plus) A		
(B1-B1) B	87	
(C2-C6) C		
(D5-D8) D		
(E9-E4) E		
(F1-F8) F	51	
(G1-G9) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(A2 plus) A		
(B1-B1) B		
(C2-C6) C		
(D5-D8) D		
(E9-E4) E		
(F1-F8) F		
(G1-G9) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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

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



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