



12 The Close
Swadlincote, DE12 6QJ
£250,000

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**** LIZ MILSOM PROPERTIES **** is pleased to present this EXTENDED well-equipped SEMI-DETACHED Family Home for sale, situated in a desirable village within the National Forest. The property is offered with NO UPWARD CHAIN and includes gas central heating, double glazing and AMPLE OFF ROAD PARKING. The accommodation comprises a Porch, Reception Hallway, a fitted Breakfast Kitchen, a spacious Lounge, a separate Dining Room and a Conservatory. The first floor features a modern Family Bathroom and three generous Bedrooms. Externally, there are gardens and an extensive rear patio overlooking the National Forest. EPC "TBC"/Council Tax Band "A". Early viewing is recommended due to the property's sought-after location. The agency is open late weekdays.....

- Beautiful SEMI-DETACHED HOME
- Extended Fitted Breakfast Kitchen
- Separate Dining Room
- Family Bathroom
- Extensive Off Road Parking
- Gas Central Heating & Double Glazing
- Spacious Lounge
- Two DOUBLE Bedrooms
- Non-Overlooked Rear Garden
- NATIONAL FOREST LOCATION



Location

The village of Linton is situated in the National Forest where there are many protected woodlands offering numerous leisure activities, ideal for dog walkers and beautiful views. The village itself has a local primary school rated 'Good' by OFSTED, as well as a public house and local convenience shop which include some Post office facilities together with being on a regular bus route. The nearby town of Swadlincote offers more extensive shopping facilities, including Recreational including Leisure Centre, Swadlincote Ski Slope and multi cinema. Well placed for the commuter with excellent road links to the towns of Burton on Trent, Ashby-de-la-Zouch, Tamworth, Lichfield and Birmingham via the M42 motorway which is approximately 20 minutes away.

Overview - Ground Floor

This property benefits from gas central heating and double glazing throughout. It has been thoughtfully extended with rear views overlooking the NATIONAL FOREST woodland.

The home is best accessed via the open porch with tiled flooring and UPVc double glazed entrance doors leading into the Reception Hallway, the majority of the accommodation is accessible off. The fitted breakfast kitchen, located at the front of the property, is equipped with a stunning array of wall and floor units, a 1.5 sink unit,. Appliances include an electric oven, gas hob with extractor, fridge, freezer, washer/dryer and dishwasher. This is all complemented by tiled flooring - step leads up to the Breakfast area with matching worksurface area ideal for convenience.

The spacious lounge, located at the rear, includes an inset multi-fuel burner with oak fire surround, click vinyl flooring, and patio doors that lead to the bright and airy Conservatory with stone flooring and open views over the rear garden and patio area. A further reception room or dining room, located off the hall, overlooks the rear garden and features identical flooring to the Lounge area a secondary log burner.

Overview - First Floor

Stairs lead to the first-floor landing, which provides access to the loft hatch, a window, and a built-in airing cupboard. From the landing, you'll find three generously sized bedrooms. Two DOUBLE bedrooms are located at the rear, both offering views of the rear garden and woodland areas. These rooms are above average in size, providing ample space for freestanding furniture. The third bedroom is

situated at the front of the property and includes a built-in cupboard. Completing the first floor is the family bathroom, which features a modern three-piece suite including a bath with an mains shower over, a wash hand basin, and a low-level WC, spot light feature lighting, the bathroom is finished with a heated towel rail and tiled walls.

Reception Hallway

Spacious Lounge

14'6" x 13'9" (4.42m x 4.20m)

Separate Dining Room

13'5" x 9'1" (4.09m x 2.77m)

Conservatory

11'10" x 9'9" (3.63m x 2.99m)

Newly Fitted Breakfast Kitchen

21'5" x 12'0" red to 9'1" (6.54m x 3.68m red to 2.79m)

Stairs to First Floor & Landing

Bedroom One

13'1" x 12'5" (4.00m x 3.79m)

Bedroom Two

13'6" x 11'6" (4.14m x 3.52m)

Bedroom Three

9'5" x 8'0" (2.88m x 2.46m)

Family Bathroom

8'5" x 6'8" (2.59m x 2.04m)

Outside - Overview

The property is set back from the road, behind a walled boundary, offering both privacy and curb appeal. A patterned imprinted driveway leads to the entrance, complemented by an array of established shrubs and trees, enhancing the front garden's charm and creating a welcoming atmosphere.

This property is ideal for growing families and offers great potential. The rear garden features an expansive patio area, perfect for outdoor entertaining, having fence panelled low boundaries allowing the National Forest views beyond. The garden also includes a neat lawn creating a pleasant, secure outdoor space.

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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Available:

9.00 am – 6.00 pm Monday, Tuesday, Wednesday

9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

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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.

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.





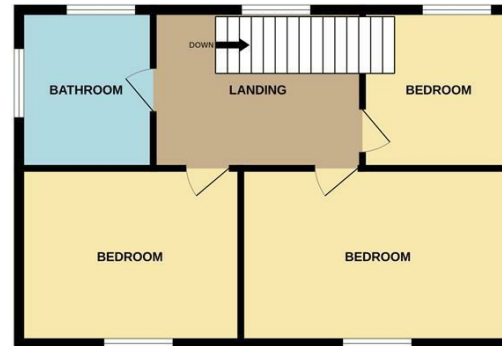
Directions

For SatNav Purposes follow DE12 6QJ

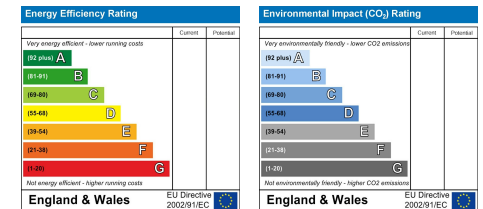
GROUND FLOOR



1ST FLOOR



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: 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

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