



71 Linton Heath
Swadlincote, DE12 6PD
Offers in excess of £110,000

The logo for lizmilsom properties, featuring a red house icon above the text 'lizmilsom' in red and 'properties' in black.

71 Linton Heath, Swadlincote, DE12 6PD

****LIZ MILSOM PROPERTIES **** are delighted to offer for sale this **CRACKING 3 BEDROOMED MID TERRACED FAMILY HOME - POPULAR NATIONAL FOREST VILLAGE**. Offered with the added benefit of **NO UPWARD CHAIN**, ideal for **FIRST TIME BUYERS**, young family or **INVESTORS**. This property is in need of some upgrading and must be viewed : Through Lounge/Diner, kitchen, inner lobby & downstairs bathroom/WC. To the first floor there are three great sized double bedrooms. The property has a rear yard with outbuildings, **OFF ROAD PARKING FOR SEVERAL VEHICLES** and long rear garden. EPC Grade F - Council tax band

- Offered with No upward Chain!
- National forest village location
- Kitchen
- Double glazed & SFCH
- Long rear garden, Easy access M42
- Traditional Mid terraced property
- Spacious Lounge / Diner
- Ground floor bathroom
- Ample off road parking x 4
- Early viewing recommended.



Location

Linton Heath sits to the edge of the popular village of Linton - which in turn lies just outside of the South Derbyshire town of Swadlincote - amongst open fields and the National Forest. The village certainly retains a proud sense of community, with its own post office, general store and public house along with a well respected primary school. A wider range of amenities can be found in the nearby towns of Swadlincote, Burton and Ashby whilst the commuter routes of the M1 & M42 are within easy reach.

Overview

Situated on a popular street, the property offers well-proportioned accommodation with practical living space throughout, making it an ideal home for families or those seeking generous room sizes.

Upon entering the property, you are welcomed by a small entrance hall, with stairs leading directly to the first floor. To the left, there is a spacious lounge and dining area, providing an excellent open-plan living space. This room is of particularly good size and features a Dunsley solid fuel fire with back boiler, which efficiently supplies both the central heating system and domestic hot water. A useful storage cupboard is also located within this area.

From the lounge, a door leads into the kitchen, which is fitted with a range of wall and floor-mounted units, including sink units. The kitchen also benefits from plumbing for an automatic washing machine and an electric cooker point, offering practical functionality for everyday use.

Beyond the kitchen is a lobby area, which includes a convenient built-in pantry for additional storage. From here, there is access to the rear yard, as well as a door leading into the bathroom. The bathroom is fitted with a three-piece suite.

To the first floor, the property comprises three good-sized bedrooms, all offering comfortable accommodation and flexibility for a range of living arrangements.

Overall, 71 Linton Heath presents a well-laid-out home with spacious living areas, useful storage solutions, and solid potential for further personalisation.

Ground Floor Accommodation

Entrance Hall

Lounge/Diner

22'1" x 13'10" (6.74m x 4.22m)

Kitchen/Breakfast Room/Diner

8'3" x 8'2" (2.54m x 2.49m)

Ground Floor Bathroom

First floor and Landing

Bedroom One

10'10" x 9'10" (3.32m x 3.00m)

Bedroom Two

10'11" x 11'1" (3.35m x 3.38m)

Bedroom Three

8'6" x 8'4" (2.60m x 2.55m)

Outside

The property occupies a semi-rural location enjoying open rural views to the front and rear. Leading off the service road is a long rear garden comprising of approximately 120 feet, which includes a low maintenance area, garden, lawn and greenhouse and sheds.

Ample off road parking

To the rear of the property is a service road, which then leads to AMPLE OFF ROAD PARKING FOR SEVERAL VEHICLES.

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

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 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. Please note that there is no mains gas at this property.

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.

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?....

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 – offering straight forward honest advice and extremely competitive fees.

LMPL/LMM/LMH/23.03/2026/1 DRAFT

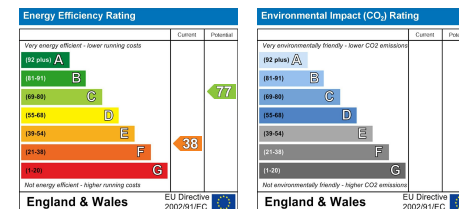




Directions

For sat nav purposes use the postcode DE12 6DE

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.
Made with Metroplex 02026



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

Directors: E M Milsom G T Milsom



📞 01283 219336

📞 07974 113853

✉ liz.milsom@lizmilsomproperties.co.uk

🌐 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.

**We can search
1,000s of mortgages
for you**

It could take just 15 minutes with
one of our specialist advisers:

Call: **01283 219336**
Online: www.mortgageadvicebureau.com/lizmilsom

 Mortgage
Advice Bureau

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.

MAB 4202

