



The logo for lizmilsom properties, featuring a red house icon above the text 'lizmilsom' in a bold, sans-serif font, with 'properties' in a smaller, red font below it.

**96 Repton Road**  
**Hartshorne, Derbys DE11 7AE**  
**Guide price £200,000**

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## 96 Repton Road, Hartshorne, Derbys DE11 7AE

A RARE OPPORTUNITY to buy a 2/3 bedroomed DETACHED COUNTRY COTTAGE with gardens and DOUBLE GARAGE. Located in sought after village of Hartshorne with excellent transport links. EPC: "F", Council Tax: "E" VIEWING STRICTLY BY APPOINTMENT Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

- Detached country cottage with double garage
- Buyer fees apply
- 2/3 bedroom, 2 bathrooms
- Prime desirable village location
- Great opportunity
- Sold by Modern Method of Auction (T & C's apply)
- Subject to Reserve Price
- Good transport links
- Gardens and off road parking
- VIEWING - STRICTLY BY APPOINTMENT



## Location

Occupying a pleasant semi-rural position in the sought-after village of Hartshorne, offering the best of both countryside and convenience, 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, Derby & Swadlincote, making it well suited to buyers seeking a quieter lifestyle and convenience.

## Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack (Currently awaited) which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## Accommodation measurements

### Entrance Hallway

### Spacious Lounge Diner

18'8" x 9'9" min (5.69m x 2.97m min)

### Fitted Breakfast Kitchen

15'7" x 11'5" (4.75m x 3.50m)

### Separate Utility Area

14'6" x 6'2" (4.43m x 1.88m)

### Second Reception Room

24'4" x 17'6" (7.43m x 5.35)

### Ground Floor Shower Room

### Stairs to First Floor & Landing

### Principal Bedroom

15'7" x 13'6" (4.77m x 4.14m)

### Bedroom Two

10'0" x 9'8" (3.05m x 2.95m)

### Potential for Bedroom Three

13'9" x 10'5" (4.20m x 3.20m)

### Separate WC

### Family Bathroom

### Outside- Garden & Double garage

Externally, the property is equally impressive, with established shrubs and trees and a horseshoe driveway providing ample off-road parking and access to the double garage, which benefits from up-and-over doors, light, power, plumbing with sink, storage cupboards, and a service door to the rear garden. A side wooden gate provides access to the delightful rear garden, which retains the property's charming cottage feel. The garden includes a vegetable plot, established trees and shrubs, a lawned area, covered seating space, summer house, and shed – perfect for relaxing, entertaining, or gardening.

## 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, oil 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 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

## 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.

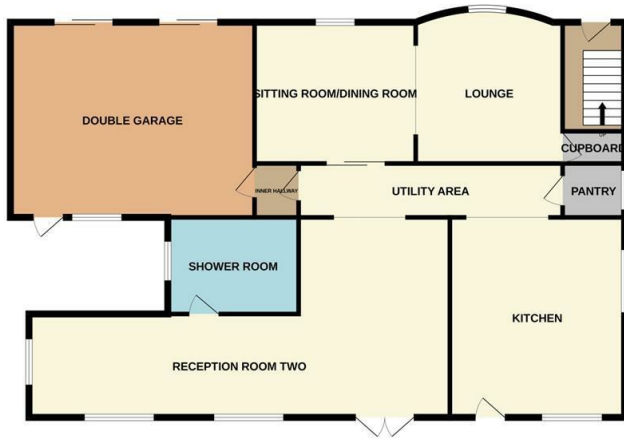
23.05.2025/1 MMOA



# Directions

For SatNav Purposes Follow DE11 7AE

GROUND FLOOR  
1643 sq.ft. (152.6 sq.m.) approx.

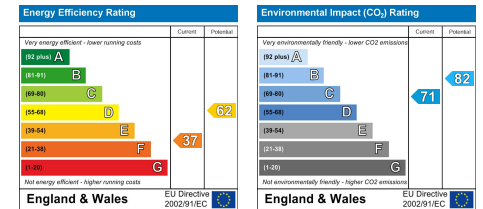


1ST FLOOR  
996 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA : 2638 sq.ft. (245.1 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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## COUNCIL TAX

Band: E

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

MAB 4202

