



52 Repton Road
Swadlincote, DE11 7AF
Guide price £435,000


lizmilson
properties

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**GUIDE PRICE £435,000 - £445,000 **

** LIZ MILSOM PROPERTIES ** are delighted to bring to the market this spacious 1950's built THREE BEDROOM DETACHED BUNGALOW. Extending to approximately 1,376 sq.ft including the GARAGE, the property benefits from oil fired central heating with the accommodation including a welcoming Entrance Hall, spacious Lounge with feature fireplace, fitted Dining Kitchen, THREE GOOD SIZED BEDROOMS all with built-in wardrobes, Ensuite to Bedroom Three and four piece Bathroom suite. Occupying a mature and private plot set well back from the road, the property enjoys attractive gardens, ample OFF ROAD PARKING, a long driveway leading to the GARAGE. Nestled in the heart of the Village - this property is not one to be missed..... CALL TODAY....



Location

"Fairfields" 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

Set well back from the road behind a beautifully maintained front garden, the property is entered via a traditional covered porch leading into a welcoming Reception Hallway. Full of character, the hallway features leaded light opaque glass windows, exposed wooden beams and Amtico flooring with all accommodation leading off.

The spacious Lounge is light and airy, enhanced by a large bay window overlooking the front elevation, and benefits from an inset gas fire with surround.

To the rear, the open plan Kitchen/Diner enjoys views over the garden with windows to both the side and rear elevations. The dining area features a charming log burner, whilst the country-style Kitchen offers an array of cream wall and floor units, stainless steel sink unit and space for appliances. An electric range cooker is available by separate negotiation.

Bedroom One overlooks the rear garden and patio area and benefits from fitted wardrobes, making it a peaceful and attractive principal bedroom. Bedroom Two is a further double room with fitted wardrobes, whilst Bedroom Three overlooks the front elevation and benefits from its own En-Suite WC.

Completing the accommodation is a modern four-piece Family Bathroom with panelled bath, separate shower cubicle with mains shower, wash hand basin and WC.

The well presented accommodation

Entrance Hall

16'11" x 5'9" (5.17m x 1.76m)

Fitted Kitchen

10'5" x 9'5" (3.18m x 2.89m)

Open plan Dining area

14'9" x 8'9" (4.50m x 2.68m)

Spacious Bay windowed Lounge

19'1" x 12'4" (5.83m x 3.76m)

Bedroom One

15'3" x 10'5" (4.66m x 3.18m)

Bedroom Two

12'4" x 10'4" (3.76m x 3.17m)

Bedroom Three

9'9" x 8'9" (2.99m x 2.67m)

En Suite

Four Piece Family Bathroom

10'5" x 8'1" (3.18m x 2.47m)

Outside

Occupying an extensive plot, the property benefits from dual side access and superb outside space. The larger than average GARAGE features an electric door together with light and power, plus a service door leading into a secluded, non-overlooked courtyard area. A further covered storage area provides access through to the rear garden.

To the front, the beautifully maintained garden is laid to lawn with established shrubs and trees, whilst the generous driveway provides OFF ROAD PARKING for up to five vehicles.

The private rear garden is not directly overlooked and enjoys a large lawned area, paved patio and an abundance of mature shrubs and trees, creating an ideal space for outdoor entertaining and family enjoyment.

Above average sized garage

20'8" x 9'6" (6.32m x 2.90m)

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 fired heating 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.

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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

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

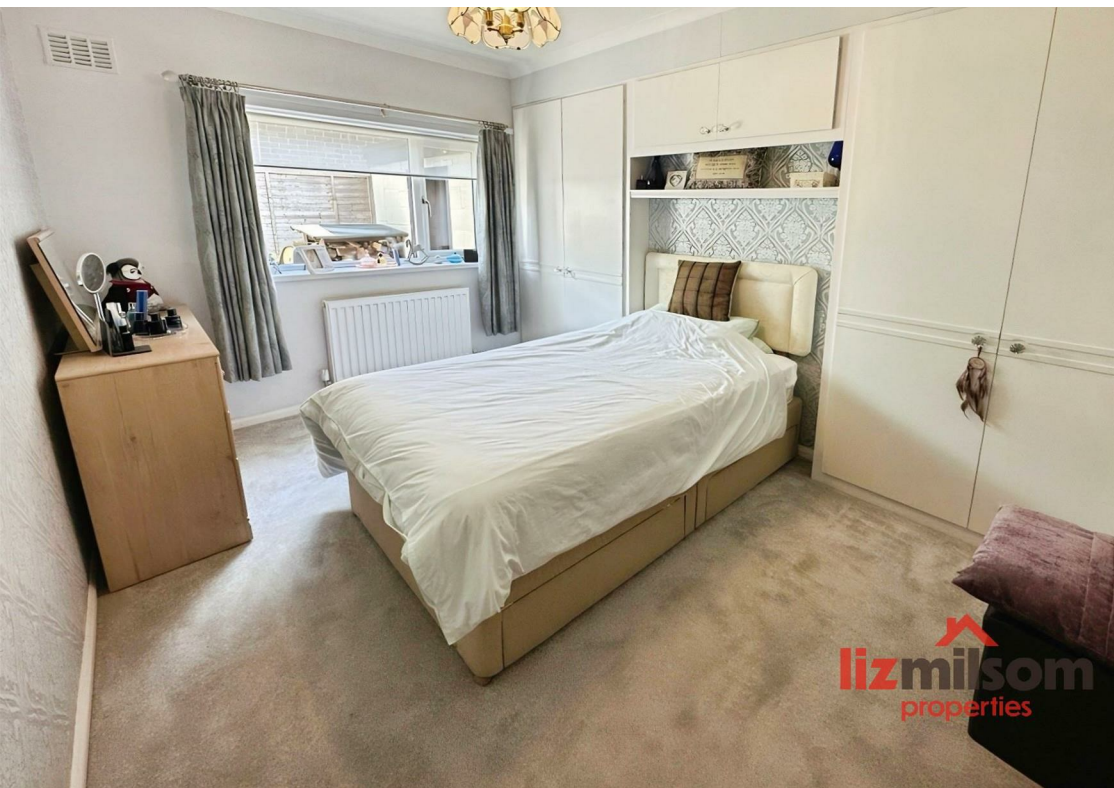
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



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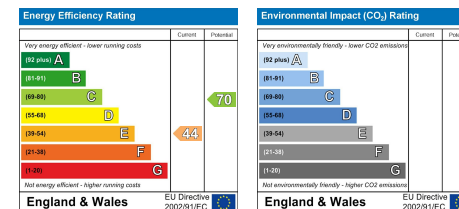
Ground Floor
 Approx. 127.9 sq. metres (1376.5 sq. feet)



Total area: approx. 127.9 sq. metres (1376.5 sq. feet)

Directions

For SatNav purposes follow DE11 7AF



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: 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.

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