



**30 Laburnum Road  
Swadlincote, DE11 0NR  
Offers over £210,000**

**lizmilsom  
properties**

## 30 Laburnum Road, Swadlincote, DE11 0NR

\*\* LIZ MILSOM PROPERTIES \*\* are delighted to offer for sale this beautifully presented, EXTENDED 3-Bedroom SEMI-DETACHED HOME. Boasting a high standard of maintenance, this property is ready to move into. The ground floor comprises a welcoming Reception Hallway, a spacious Lounge with views over the rear garden, a separate Dining Room/Snug, and a fitted Kitchen with an archway leading to a useful Utility Area. Upstairs, you'll find two generously sized DOUBLE Bedrooms, a third single room, and a modern Family Bathroom which completes the accommodation in full. Externally, the property offers a good sized driveway to the front, providing OFF ROAD PARKING for several vehicles. The rear garden, which is not directly overlooked and provides a private space perfect for outdoor entertaining during the warmer months. EPC Rating "C" and Council Tax Band "B", this property is one not to be missed. Hurry to book your viewing today!

- Extended 3-Bedroom Semi
- Reception Hallway
- Separate Diner/Snug
- Two DOUBLE Bedrooms
- Enclosed Rear Garden
- Maintained to a High Standard
- Spacious Lounge
- Fitted Kitchen/Utility
- Third Single & Family Bathroom
- OFF ROAD PARKING



## **Location**

Prominently located on this well established and popular residential area, with many cul-de-sac similar roads leading off. It is popular with families and commuters given it's central location and excellent access to the motorway network. The village of Newhall is well placed for the commuter with excellent road links leading to the towns of Burton on Trent, Ashby de la Zouch and excellent motorway networks. A bus stop is situated within close proximity of the property and local amenities are situated within High Street and Main Street, Newhall including shops, Convenience Store, hairdressers, Post office Doctors, chemist etc. Within easy walking distance are both infants, primary and secondary schooling all located on Sunnyside and Bretby Road, Newhall.

## **Ground Floor - Overview**

The property is entered through a welcoming Reception Hallway, which provides access to all the ground floor accommodation. With laminate wood effect flooring, stairs leading to the first floor and landing, and a door opening into the Dining Room/Snug, this versatile space can be used for various purposes. Overlooking the front elevation, the room features a radiator, laminate flooring, and a central light point. The spacious Lounge, located at the rear of the property, is bright and airy, offering lovely views of the garden. The laminate wood effect flooring continues throughout, and the room is equipped with a TV aerial point, a radiator, a central light point, and patio doors leading out to the rear garden, with an additional door leading to the fitted Kitchen. The Kitchen is a fantastic addition to the home, with windows to both the front and rear elevations. It is fitted with a great range of wall and floor-mounted units, as well as space and plumbing for appliances, and includes an integrated electric oven, gas hob, and extractor fan. An archway from the Kitchen leads to the Utility Area, which also features a window and door to the rear, providing space and plumbing for additional appliances.

## **Frist Floor - Overview**

Proceeding to the first floor, the Master Bedroom enjoys a bright and airy feel, with two windows overlooking the rear elevation. This spacious double room offers carpeted flooring, a central light point, and a radiator, with the option to purchase the wardrobes under separate negotiation. The second double Bedroom, located at the front of the property, also benefits from carpeted flooring, a central light point, and a radiator. The third Bedroom is a

single in size, currently used by the Vendors as a dressing room, but it can easily accommodate a single bed. The Family Bathroom completes the accommodation, featuring a modern three-piece suite that includes a "P" shaped bath with a mains shower over, a low-level WC, and a wash hand basin. The bathroom is finished with tiling to the floor and spotlight feature lighting, adding a touch of modern elegance.

## **Reception Hallway**

### **Spacious Lounge**

14' 11" x 13' 5" (4.27m 3.35m x 3.96m 1.52m)

### **Separate Dining Room/Snug**

10' 4" x 8' 8" (3.05m 1.22m x 2.44m 2.44m)

### **Fitted Kitchen & Utility**

16' 10" x 5' 11" (4.88m 3.05m x 1.52m 3.35m)

### **Stairs to First Floor & Landing**

#### **Bedroom One**

14'11" x 10'11" x 8'0" m (4.57m x 3.35m x 2.44 m)

#### **Bedroom Two**

9' 10" x 7' 9" (2.74m 3.05m x 2.13m 2.74m)

#### **Bedroom Three**

6'11 x 6'8 (2.11m x 2.03m)

#### **Family Bathroom**

7'10 x 4'11 (2.39m x 1.50m)

### **Outside - Overview**

Externally, to the front of the property, there is a good-sized driveway offering OFF ROAD PARKING for several vehicles. The rear garden is not directly overlooked, ensuring privacy, and features fenced panelled boundaries. It is beautifully landscaped with separate lawn, patio, and entertaining areas, perfect for outdoor living. Raised beds with established shrubs add character and a touch of greenery to the space, making it an ideal area for relaxation and social gatherings.

### **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 – 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**

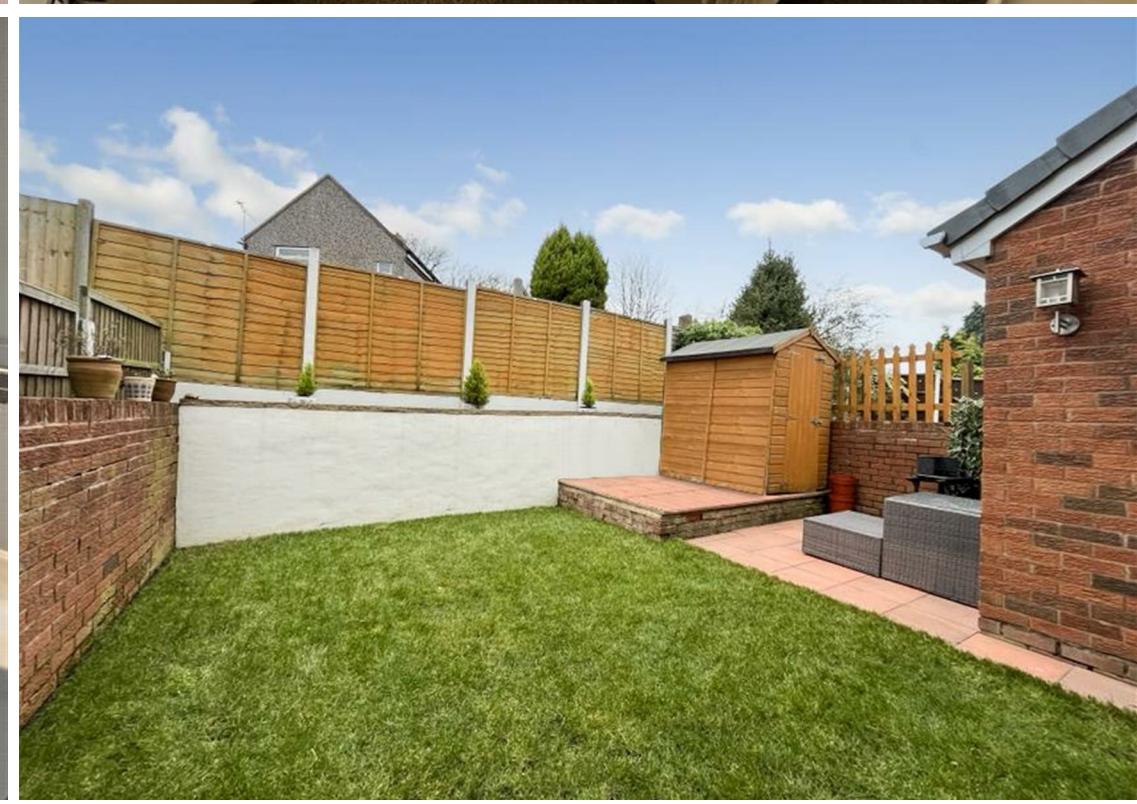
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended 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.



**GROUND FLOOR**  
456 sq.ft. (42.3 sq.m.) approx

1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx



TOTAL FLOOR AREA: 812 sq.ft. (75.4 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 illustration 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.

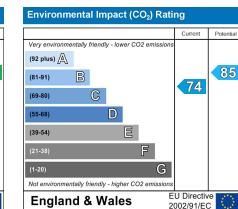
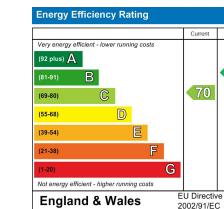
Seabrook House, Dinmore Grange, Hartshorne,  
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom



## Directions

To view this property follow SatNav guidance to DE11 0NR.



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07974 113853

**e**liz.milsom@lizmilsomproperties.co.uk

lizmilsomproperties.co.uk

## COUNCIL TAX

Band: B

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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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.

