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**6 Randall Drive**  
**Swadlincote, DE11 0BL**  
**£175,000**

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## 6 Randall Drive, Swadlincote, DE11 0BL

\*\*\*\*\* LIZ MILSOM PROPERTIES\*\*\*\*\* are delighted to bring 6 Randall Drive to the market. Offered with no upward chain, this well-proportioned three-bedroom semi-detached home presents an excellent opportunity for first-time buyers or families. The property benefits from a spacious lounge, a rear kitchen diner, three good sized bedrooms and a family bathroom. Externally the property benefits from driveway parking, an EV charging point, garage and a generous rear garden with multiple seating areas. Conveniently located within walking distance of Swadlincote town centre and everyday amenities, this property offers comfortable living in a well-connected setting.

- Three bedroom semi-detached family home offered with NO UPWARD CHAIN
- Large Kitchen diner
- Family bathroom
- Garage with up-and-over door ideal for storage or workshop
- Walking distance to Swadlincote town centre and local amenities
- Spacious lounge with bay window
- Three generously sized bedrooms
- Generous sized private rear garden with patio, lawn and decking area
- Driveway offers ample off road parking
- EPC: D / TAX BAND: B



## Location

6 Randall Drive is situated in a pleasant residential area of Swadlincote, a popular South Derbyshire town offering a wide range of everyday amenities including supermarkets, shops, cafés and leisure facilities. The property is conveniently positioned for access to nearby towns such as Burton upon Trent, Ashby-de-la-Zouch and Derby, all of which provide a broader selection of shopping, dining and employment opportunities. The area is well served by local schools and public transport links, while major road networks including the A511 and A444 provide convenient connections to the M42 motorway and surrounding East Midlands centres. Nearby countryside and open spaces also offer excellent opportunities for walking and outdoor recreation.

## Overview

Offered to the market with no upward chain, this well-presented three-bedroom semi-detached home represents an excellent opportunity for first-time buyers or families looking to secure a spacious property within walking distance of Swadlincote town centre and its everyday amenities. Positioned in a popular residential location, the property benefits from a side driveway providing off-road parking, an electric car charging point and a garage with an up-and-over door, ideal for additional storage or use as a workshop. A large lawned frontage with steps leads up to the main entrance door.

Upon entering the property you are welcomed into an entrance hall with carpeted stairs rising to the first floor, while a door leads through to the spacious lounge. Situated to the front of the property, the lounge is a fantastic-sized reception room featuring a bay window which allows for plenty of natural light and overlooks the front elevation. The room also benefits from a gas inset fireplace with a brick-built surround, TV point and radiator, with a further door leading through to the kitchen diner.

Located to the rear of the property, the kitchen diner is fitted with a range of wall and floor mounted wooden units and offers ample space for dining. Integrated appliances include an electric hob and oven, while an inset one and a half bowl drainer sink is positioned beneath a window overlooking the rear garden. A dishwasher and washing machine are also included within the sale. The room further benefits from a useful understairs storage cupboard, patio doors leading out to the rear garden and a side door providing convenient access to the driveway.

To the first floor, the landing provides access to three bedrooms and the family bathroom. Bedroom one is a generous double bedroom located to the rear of the property

with carpeted flooring, a window overlooking the garden and ample space for freestanding furniture. Bedroom two is another well-proportioned double positioned to the front elevation and benefits from laminate flooring and a window to the front aspect. Bedroom three is a good-sized single room, also with laminate flooring and a front-facing window, offering versatility for use as a child's bedroom, guest room or home office depending on a buyer's requirements. The family bathroom is fitted with a three-piece suite comprising a bath with electric shower over, pedestal wash hand basin and low level WC, complemented by tiled walls and a frosted window to the rear elevation.

Externally, the delightful rear garden is a great size and has been arranged to provide a variety of seating and entertaining areas. A slabbed patio offers the perfect space for outdoor dining, with steps leading up to a lawned area featuring a stepping stone pathway that leads to a further decked seating area. The garden is complemented by established shrubs, gravel borders and fenced boundaries providing a good degree of privacy. Additional outdoor features include hot and cold water taps, an external power socket and a side gate providing access to the driveway.

Overall, this property offers a fantastic opportunity to purchase a well-proportioned home in a convenient location, making it an ideal first purchase or family home, with the added advantage of no upward chain.

## 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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9.00 am – 2.00 pm Saturday  
Closed - Sunday

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## 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 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.

## 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.

## Making An Offer

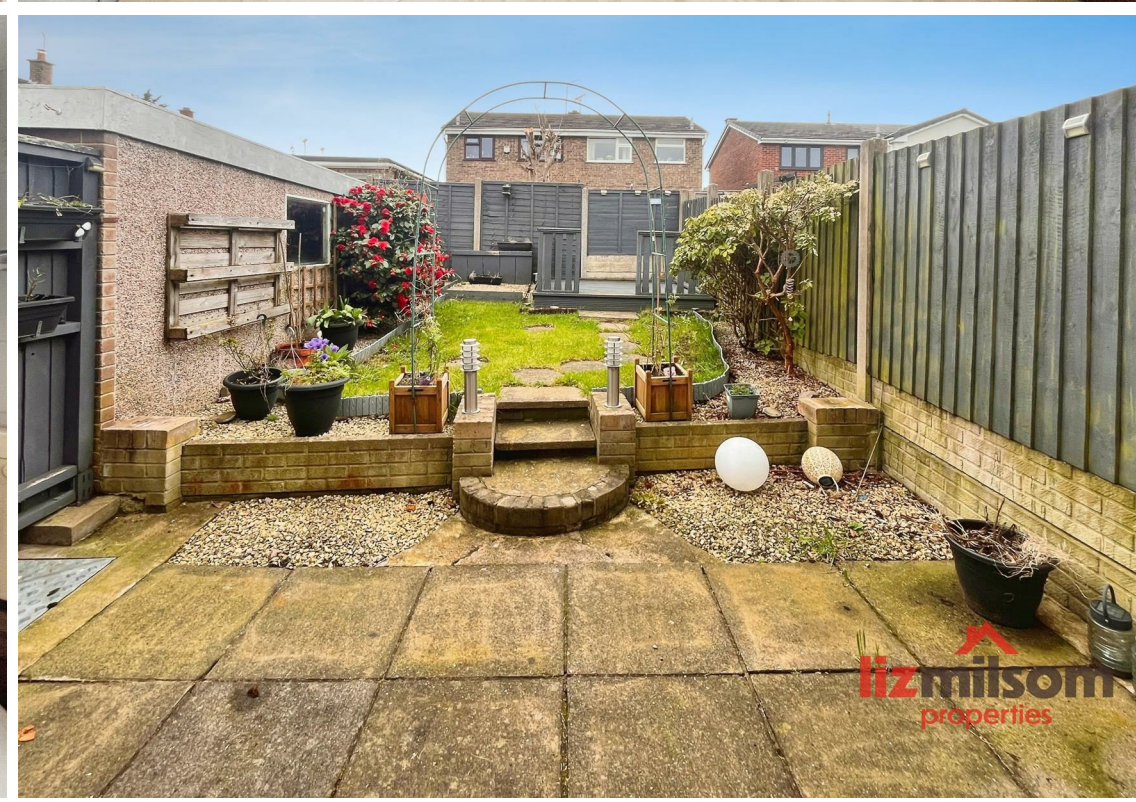
As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We 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?....

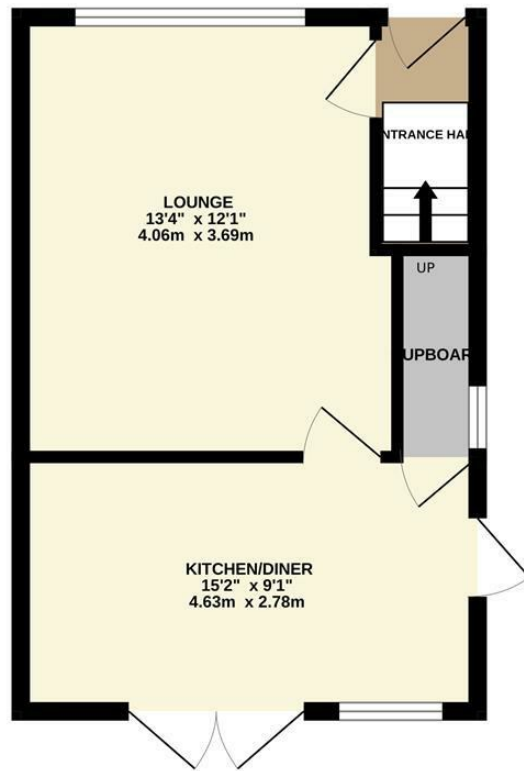
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## Disclaimer

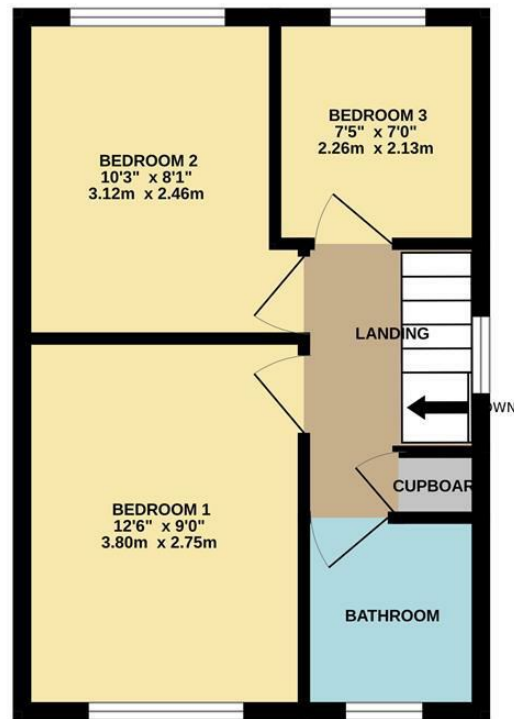
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GROUND FLOOR



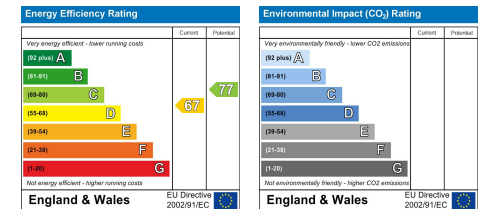
1ST FLOOR



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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## Directions

For Sat Nav purposes use the postcode DE11 0BL.



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## 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

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