



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

39 Burton Road
Swadlincote, DE12 6LQ
£164,950

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39 Burton Road, Swadlincote, DE12 6LQ

***** LIZ MILSOM PROPERTIES ***** are delighted to bring Burton Road to the market. A beautifully presented two-bedroom end-terraced home, tucked away off Burton Road in the popular village of Overseal. Offering spacious and tastefully decorated accommodation throughout, this charming property benefits from ample off-road parking, a generous private front garden, modern fitted kitchen diner, cosy lounge with feature log burner, two well-proportioned bedrooms and a stylish family bathroom. Ideal for first-time buyers, downsizers or investors, this fantastic home combines character features with modern convenience in a highly desirable village location. EPC: D / Tax Band: A

- Beautifully presented two-bedroom end-terraced home in popular village location
- Modern fitted kitchen diner
- Two good-sized bedrooms including fitted wardrobes to bedroom one
- Generous private front garden with parking, lawn, seating area & useful outbuildings
- Ideal first time buyer oppourtunity
- Ample off-road parking to the front of the property
- Spacious lounge with feature log burner
- Stylish family bathroom
- Tastefully decorated throughout
- EPC: D / TAX BAND: A



Location

Situated in the popular village of Overseal, this property enjoys a convenient position on Burton Road with a range of everyday amenities close by, including a village shop, local pubs, takeaways and a primary school, making it ideal for families and first-time buyers alike. Overseal is surrounded by attractive countryside and the National Forest, perfect for walking, cycling and outdoor pursuits. Excellent transport links provide easy access to Swadlincote, Ashby-de-la-Zouch, Burton upon Trent and the A444/A42, making commuting to Derby, Leicester, Birmingham and beyond straightforward.

Overview

Tucked away off Burton Road via a shared driveway, this gorgeous two-bedroom end-terraced home offers a wonderful combination of character, modern living and generous outdoor space, making it an ideal purchase for first-time buyers or those looking to downsize into a popular village location.

Set back from the road, the property benefits from ample off-road parking to the front, along with an impressively sized front garden featuring a lawned area, established trees, mature shrubs and fenced boundaries providing a high degree of privacy. A pathway leads to a low-maintenance gravelled seating area, perfect for outdoor entertaining or relaxing, while an outbuilding provides excellent additional garden storage.

Upon entering, you are welcomed into the stylish modern fitted kitchen diner, featuring contemporary grey wall and base units with complementary rolled-edge worktops. Integrated appliances include an oven, hob with extractor fan and dishwasher, while a stylish drainer sink is positioned beneath a window overlooking the side elevation. There is also plumbing and space for further appliances. Characterful ceiling beams and a front-facing window allow plenty of natural light to flood the room, creating a bright and inviting space.

A walkway leads to a useful understairs storage cupboard and into the spacious lounge, a generously sized reception room with ample space for freestanding furniture. A charming feature log burner creates a cosy focal point, while exposed ceiling beams add further character and warmth. A side door provides external access, and a window offers pleasant views over the front garden.

From the lounge, carpeted stairs rise to the first-floor landing, with doors leading to both bedrooms and the family bathroom.

Bedroom One is an excellent-sized double bedroom positioned to the rear of the property, offering ample space for freestanding furniture, fitted wardrobes for convenient storage and an additional built-in storage cupboard. A window overlooking the front garden allows for plenty of natural light.

Bedroom Two is another well-proportioned bedroom located to the front of the property, complete with carpeted flooring and a front-facing window. This versatile room would make an ideal guest bedroom, nursery or home office.

The family bathroom completes the accommodation and is fitted with a modern white three-piece suite comprising a panelled bath with shower over and glass shower screen, wash hand basin set within a closed vanity unit, and low-level WC. Complemented by tiled walls and flooring, an opaque side window and a heated towel rail, the bathroom is both stylish and practical.

Overall, this beautifully presented home offers spacious and tastefully decorated accommodation throughout, excellent off-road parking, fantastic outdoor space and a highly desirable village setting—making it a superb opportunity not to be missed.

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.

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9.00 am - 5.00 pm Friday
9.00 am – 2.00 pm Saturday
Closed - Sunday

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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 a ny 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.

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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.

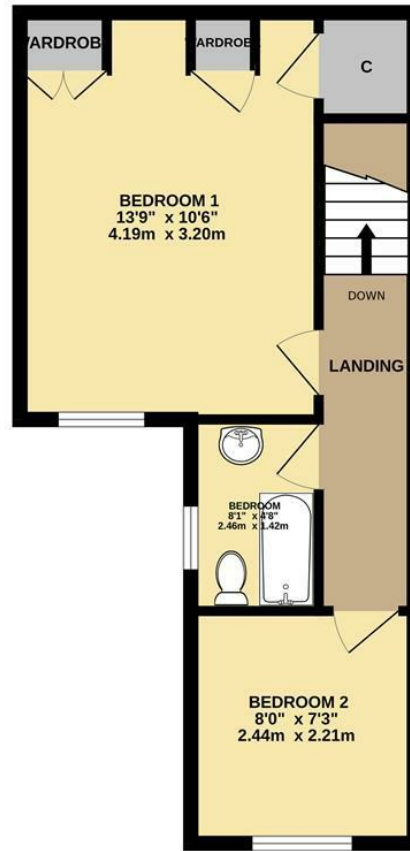
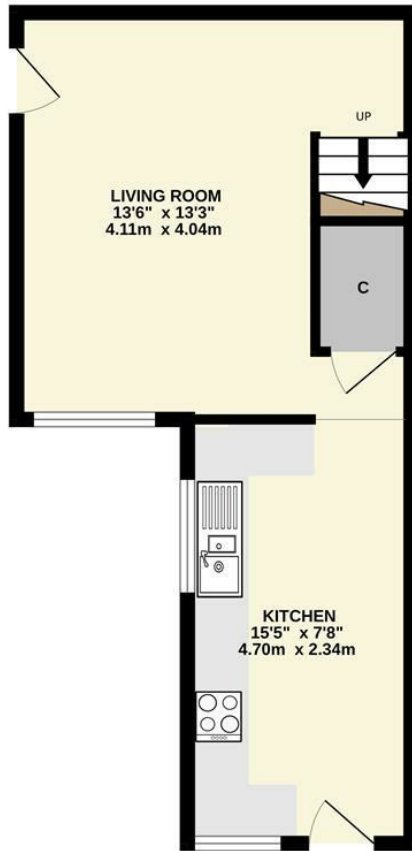
Disclaimer

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.

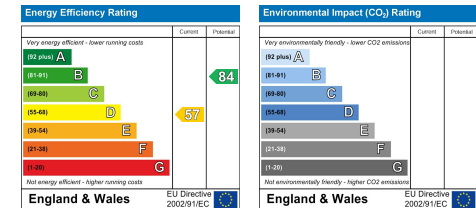


Directions

For sat nav purposes use DE12 6LQ



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: 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.

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