



**28 Pear Tree Close**  
**HARTSHORNE, Derbyshire DE11 7AQ**  
**Reduced to £339,950**

**lizmilsom**  
**properties** 

## 28 Pear Tree Close, HARTSHORNE, Derbyshire DE11 7AQ

Embrace village life!! A RARE OPPORTUNITY to acquire a READY TO MOVE into, thoughtfully EXTENDED DETACHED BUNGALOW, located in this sought after village on the edge of the National Forest, benefiting from double glazing, gas central heating and plenty off off road parking. Upgraded over the years to include rewire, splendid fitted Howdens Kitchen, superb Conservatory, modern family bathroom and the addition of a Reception Porch including Guest Cloaks. With two generous double bedrooms and manageable gardens. Excellent road links to Derby, Burton on Trent and M42, local schools and amenities close by. HURRY TO VIEW, strictly by appointment through LIZ MILSOM PROPERTIES, HIGH DEMAND EXPECTED, due to location, condition & NO UPWARD CHAIN. EPC rating E (Old Rating as new boiler installed) - Council Tax C.

- RARE OPPORTUNITY!! Embrace village life!
- Ready to move into with NO UPWARD CHAIN
- Superb Conservatory great space
- Family bathroom & Guest Cloaks/WC
- Great local amenities, schools & road links
- Detached Bungalow in perfect location
- Splendid Howdens fitted kitchen with appliances
- Cosy Living Room, 2 double bedrooms
- Small quiet cul-de-sac, sought after village
- Stunning distant views - Viewing highly recommended



## **Location**

Embrace village life by living in Hartshorne, the cricket pitch and pub with local ales are the heart of the village and there are excellent facilities at The Bulls Head & The Mill Wheel. The village benefits from a range of local amenities including a highly regarded village primary school, two public houses, post office facilities once a week at The Dethick Hall, recreation facilities and frequent public transport services to nearby Ashby, Woodville and Swadlincote centres. Hartshorne is also well situated for ease of access to Calke Abbey, Burton on Trent and Derby City centres, the M42/M1 motorway and East Midlands International Airport. There are so many walks available surrounding the the village which may be the perfect spot for dog lovers and ramblers alike.

## **Overview**

The property benefits from gas central heating via a Worcester Bosch boiler located on the kitchen housed within a matching cupboard and double glazing throughout.

A path to the front entrance door opens into a good sized Hall which is an added addition, with practical tiled flooring, this then provides access to a Guest Cloakroom/WC with modern two piece suite.

The well appointed kitchen has a smart range of Howdens coloured wall and floor mounted units with contrasting worktops over and tiled splash backs with inset porcelain sink. Integrated appliances comprise an oven, hob, extractor, dishwasher and integrated washing/drier machine and free standing space for fridge freezer. There is a tiled floor and side facing windows which then extend to French doors.

A particular feature of this property is the splendid Conservatory which provides a Breakfast area and seating area, with a see-through roof and large windows which gives a feeling of great space and an abundance of natural light. A great room for relaxing with distant countryside views.

French doors provide access into the cosy Living room with fire surround and fitted electric fire, carpet and access back to the Hall which then leads to the two double bedrooms, both located to the front of the property, being a generous sized with plenty of space for free standing furniture.

Completing the accommodation is the refurbished family bathroom with attractive wood panelling comprising of a three piece suite consisting of a bath, with mains shower over, pedestal wash hand basin and WC. Old fashioned style radiator and vinyl floor covering.

## **The well presented accommodation:-**

### **L shaped Reception Hall**

13'4 x 4'0 (4.06m x 1.22m)

### **Guest Cloaks/WC**

5'9 x 3'4 (1.75m x 1.02m)

### **Spacious Lounge**

16'0" x 10'11" (4.88m x 3.35m)

### **Howdens fitted Kitchen**

10'5" x 9'3" minimum (3.20m x 2.84m minimum)

### **Splendid Sun Room/Conservatory**

16'0 x 8'10 (4.88m x 2.69m )

### **Double Bedroom One**

13'4" x 11'0" (4.06m x 3.35m)

### **Double Bedroom Two**

12'0" x 10'0" (3.66m x 3.05m)

### **Refurbished Family Bathroom**

### **Outside - Front garden & Off road parking**

The property is set well back from the road, with an easily maintained front garden with attractive shrubs providing a variety of colour with gravelled and part slabbed driveway providing AMPLE OFF ROAD PARKING for 2-3 vehicles. Side gated access leads through to the side and rear garden.

### **Fully Enclosed Rear Garden**

Easily maintained with a variety of evergreen shrubs and plants with gravelled area for ease of maintenance. Summer house, further Shed which we understand has an electric supply. Patio area with distant views over unspoilt countryside and woodland.

### **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 LPG 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.

## **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 to Friday (Late Night until

8.00 pm Thursday)

9.00 am – 4.00 pm Saturday

10.00 am – 12.00 Noon Sunday

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## **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.

LMPL/LMM/20.12.2023/1 DRAFT



## GROUND FLOOR



Whilst every effort 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 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

On leaving our office on Dinmore Grange, turning left, taking the A514 signposted to Derby and travelling along Woodville Road, Hartshorne, which then becomes Main Street. On passing the village Primary School, bear left into Repton Road and proceed for a short distance taking the right hand turn into Pear Tree Close. Follow the road round to the left and the subject property is situated at the head of the cul-de-sac clearly denoted by our distinctive red 'For Sale' board. For SAT NAV purposes use : DE11 7AQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(70-80) C			
(55-69) D			44
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			64
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			29
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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](mailto:liz.milsom@lizmilsomproperties.co.uk)**

**[lizmilsomproperties.co.uk](http://lizmilsomproperties.co.uk)**

## COUNCIL TAX

Band: C

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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Your home may be repossessed if you do not keep up repayments on your mortgage.  
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.



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