



20 Lewisham Drive
Church Gresley, Derbyshire DE11 9GN
Reduced to £230,000

lizmilsom
properties 

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****LIZ MILSOM PROPERTIES LTD ** - HURRY TO VIEW - PRICED TO SELL - ** MOTIVATED SELLERS **** we are excited to bring the market this modern and stylish three bedroom DETACHED FAMILY home which is offered for sale with the benefit of NO UPWARD CHAIN. Set well back from the road in an idyllic location overlooking an open area on the ever popular residential development known as "Castleton Park" being ideal for the commuter with excellent road links, Convenient for the A444, easy access M42 and A38. The property is perfect for first time buyers, second time sellers and families. The well presented accommodation in brief comprises: Reception Hallway with Guest cloaks off, spacious Lounge and an impressive open Dining Kitchen with French doors, the separate Utility Room completes the ground floor. To the first floor, the landing provides access to all three Bedrooms and the Family Bathroom. The master Bedroom has a generous En-Suite Shower Room. The property has gas central heating and double glazing throughout Triple width driveway with ample OFF ROAD PARKING for SEVERAL VEHICLES. Call the TOP Selling Agent locallyHURRY TO VIEW - - Call LIZ MILSOM PROPERTIES - OPEN 7 DAYS, LATE THILL 8PM Thursdays.

- Stylish DETACHED Family Home
- Fitted Kitchen/Diner, separate Utility
- Master Bedroom with Ensuite
- Enclosed Rear Garden
- Desirable Location - Popular estate
- Idyllic location - NO UPWARD CHAIN
- Spacious Lounge
- Ample off road Parking
- Family Bathroom
- EPC RATING B - Viewing recommended



Location

A thriving community right at the heart of the National Forest, the property is pleasantly situated on this extremely popular development, which has become an increasingly popular place to live for those appreciating the natural beauty and excellent amenities in the area. Church Gresley is well-served within this estate, within easy walking distance of the property is a Sainsbury's Local, Gresleydale Doctors Surgery/pharmacy together with being just a short travelling distance away from Swadlincote town centre. The property is pleasantly located set well back from the road and is strategically located for commuting to the nearby centres of Ashby de la Zouch, Tamworth and Burton on Trent along with the easy access to the A42/M42, A38, A444 and A50 leading to the more major cities of Birmingham, Nottingham and the M1 conurbation.

The beautifully presented accommodation comprises

The accommodation benefits from gas central heating and double glazing throughout.

Reception Hall

The property is approached by walking along a path to the front entrance door which has an attractive storm canopy protecting the front door, which then leads in to the Reception Hall with high quality flooring, stairs lead off to the first floor and there is access to the Lounge, Cloaks/WC and splendid Kitchen diner.

Spacious Lounge

17'0 x 9'2 (5.18m x 2.79m)
First off to the right is the fantastic sized Lounge with dual aspect windows to the side and front elevation elevation, TV aerial point, centre light point, two radiators and laminate style flooring.

Downstairs WC

Accessed from the Reception Hall having white two piece suite consisting of low level WC and pedestal wash hand basin. high gloss flooring, radiator, extractor fan and recessed lights.

Spacious Kitchen Diner

17'0 x 9'1 (5.18m x 2.77m)
Impressive Dining Kitchen boasting a range of high gloss cream wall and floor mounted units. There are ample work surface areas with an inset one and a quarter sink, drainer and mixer tap. There is a electric oven, gas hob and extractor hood, included in the sale is the integrated dishwasher, fridge and freezer. The gas boiler is carefully concealed behind a matching door front and cupboard. High gloss flooring, two radiators, ceiling spotlights, window and French doors overlooking the rear garden and patio area. Door to:

Separate Utility

6'8 x 5'0 (2.03m x 1.52m)
Having a range of matching fitted wall and floor mounted units which are great for storage with work surface over, There is an integrated washing machine, tiled flooring and radiator.

First Floor & Landing

Stairs lead off from the Reception Hallway with the landing having access to the loft space and a built in airing cupboard with hot water cylinder. Doors leading off to all first floor accommodation.

Bedroom One

13'3 x 13'1 (4.04m x 3.99m)
A great sized room with dual aspect windows providing ample natural light, carpet to the flooring, TV aerial point, centre light point and radiator. Door to:

En Suite Shower Room

Having a three piece white suite consisting of single shower cubicle, wash hand basin and low level WC. Tiled flooring, radiator, centre light point, extractor fan and opaque double glazed window to the rear elevation.

Bedroom Two

13'3 x 10'3 (4.04m x 3.12m)
The second Bedroom is again a good sized DOUBLE Bedroom with a radiator, carpet to the flooring, centre light point and double glazed window overlooking the side elevation.

Bedroom Three

8'3 x 6'10 (2.51m x 2.08m)
Good size third bedroom with a radiator and double glazed window overlooking the front elevation. The clients currently use this room has a dressing area as it suits their current needs.

Family Bathroom

7'7 x 6'3 (2.31m x 1.91m)
Having a three piece white suite consisting of panel bath with a shower over and protective screen, pedestal wash hand basin and low level WC. high gloss flooring, attractively tiling to walls, radiator and a double glazed window overlooking the rear aspect.

Outside

To the front elevation the property overlooks the open area with manmade pond. The side driveway provides OFF ROAD PARKING for several vehicles To the Rear - The fully enclosed rear garden is low maintenance, with artificial lawn, patio area ideal for entertaining - this garden is non-overlooked and has panelled fenced boundaries. The large garden shed will be included in the sale.

Viewing Strictly Through Liz Milsom Properties

To view this lovely 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 – offering straight forward honest advice and competitive fees.

Business Hours

9.00 am-6pm Monday to Friday, Late night Thursdays
9am-8pm
9.00 am – 4.00 pm Saturday
10.00 am – 12.00 noon Sunday.

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

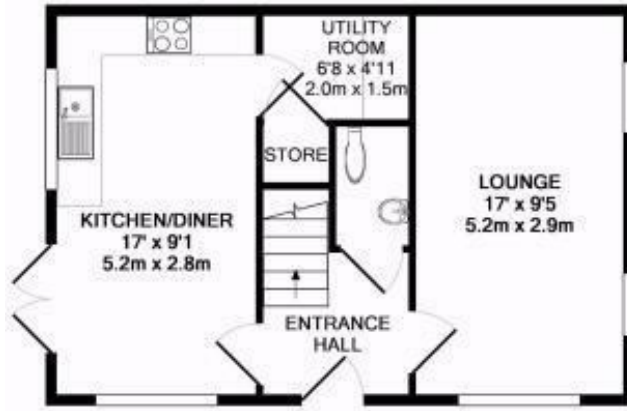
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended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

Disclaimer

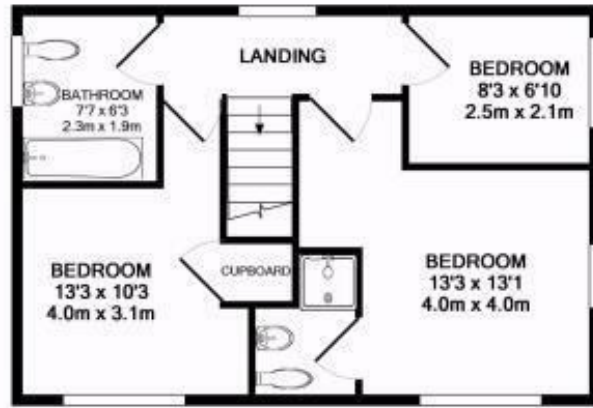
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

LMPL/LMM/EMM/07.05.2022/1 DRAFT
LMPL/LMM/EMM/08.05.2022/2 APPROVED





GROUND FLOOR

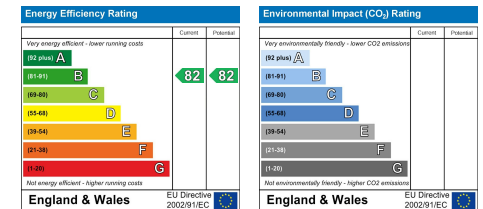


1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 SatNav Purposes: DE11 9GN When entering Lewisham Drive follow the road round, the property is then approached via a private driveway set well back from the road clearly denoted by our distinctive red 'For Sale' board.



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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

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