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26 Elmsleigh Drive
Midway, Derbyshire DE11 0ET
£215,000

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***** LIZ MILSOM PROPERTIES***** are delighted to bring to the market 26 Elmsleigh Drive. A beautifully presented and extended three-bedroom semi-detached home offering spacious and versatile accommodation throughout. Featuring a stunning kitchen diner, additional reception room, utility area, spacious lounge, three generous sized bedrooms, modern family bathroom, generous rear garden, ample off-road parking and income-generating solar panels, this superb property is ideal for first-time buyers and growing families. EPC: TBC / TAX BAND : A. Call the office today to arrange your viewing.

- Beautifully presented extended three-bedroom semi-detached home on a great size plot
- Modern open-plan kitchen diner
- Additional reception room ideal as a home office
- Modern family bathroom
- Solar panels providing reduced energy costs & potential income
- Generous front-facing lounge
- Useful utility/storage area
- Two spacious double bedrooms and a well-proportioned third bedroom
- Large driveway providing ample off-road parking & Impressive private rear garden
- EPC: TBC / TAX BAND: A



Location

Situated in the popular setting of Midway, Swadlincote, Elmsleigh Drive enjoys a convenient position close to a wide range of local amenities including shops, supermarkets, schools and leisure facilities. The property benefits from excellent road links to Swadlincote town centre, Burton upon Trent and the A444, providing straightforward access to the wider Midlands motorway network. Nearby parks and countryside walks offer attractive outdoor recreation opportunities, making this an ideal location for families, professionals and commuters alike.

Overview

26 Elmsleigh Drive is a beautifully presented and thoughtfully extended three-bedroom semi-detached home, offering spacious and versatile accommodation throughout, making it an ideal purchase for first-time buyers and growing families alike.

To the front of the property, a concrete driveway provides ample off-road parking and leads to a side gate offering access to the rear garden. A generous lawned frontage creates an attractive first impression.

Upon entering, you are welcomed into a bright entrance porch featuring tiled flooring and a window to the front aspect, allowing natural light to flood the space. A door leads into the entrance hall, which also benefits from tiled flooring and a front-facing window. Carpeted stairs rise to the first floor, while a walkthrough leads to the spacious lounge and an attractive glazed internal door opens into the kitchen diner.

The generously proportioned lounge is situated at the front of the property and benefits from a large window overlooking the front aspect, allowing plenty of natural light, along with carpeted flooring, a radiator and ample space for freestanding furniture.

To the rear of the property is the impressive kitchen diner, fitted with a range of modern wall and base units complemented by work surfaces and an integrated wine rack. Integrated appliances include an oven, hob, extractor hood and dishwasher, while the sink and drainer are positioned beneath a window overlooking the rear garden. The room also offers space for additional appliances, a breakfast bar and a dining area with patio doors opening directly onto the garden, creating an excellent space for both everyday family living and entertaining. A useful understairs storage cupboard provides additional practicality.

Leading from the kitchen is a useful storage and utility area with dual aspect windows to the side and rear elevations, plumbing and space for both a washing machine and tumble dryer, and a side door providing access to the garden.

A further door from the utility area leads to an additional reception room located at the front of the property. This versatile space benefits from dual aspect windows to the front and side and could be utilised as a second sitting room, playroom or home office.

To the first floor, the landing is bright and airy thanks to two side-facing windows and provides access to all three bedrooms and the family bathroom.

Bedroom One is a spacious double bedroom positioned to the front of the property, featuring carpeted flooring, a front-facing window and plenty of space for freestanding furniture.

Bedroom Two is another excellent-sized double bedroom overlooking the rear garden, again offering carpeted flooring and ample space for bedroom furniture.

Bedroom Three is a well-proportioned single bedroom with dual aspect windows to the front and side elevations. The current owners utilise this room as a home office, demonstrating its flexibility.

The modern family bathroom is tastefully decorated and comprises a three-piece suite including a whirlpool Jacuzzi bath with shower over, vanity wash hand basin and low-level WC. Attractive wall tiling, tiled flooring, a heated towel rail and an obscure rear-facing window complete the space, while a concealed door provides access to an additional storage cupboard.

The rear garden is a real highlight of the home and offers a variety of outdoor spaces to enjoy. A large tarmac seating area provides the perfect spot for outdoor dining and entertaining during the summer months, with steps leading to an extensive lawn bordered by established shrubs and planting. Beyond the lawn is a further patio area, creating an additional seating option. Fenced and walled boundaries ensure a good degree of privacy, while to the side of the property there is a further low-maintenance area with a pergola-style roof and access back to the front via the side gate.

An additional benefit of the property is the inclusion of solar panels, helping to reduce energy costs and offering the opportunity to generate an additional income through the sale of surplus electricity back to the National Grid. Prospective purchasers are advised to ask their solicitors to verify the details of the solar panel agreement during the conveyancing process.

Overall, this superb home combines modern and spacious internal accommodation with fantastic outdoor space, making it a wonderful opportunity for families and first-time buyers seeking a property ready to move straight into.

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 – 5.30 pm Monday - Thursday

9.00 am - 5.00 pm Friday

9.00 am – 2.00 pm Saturday

Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

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?....

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 extremely competitive fees.

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

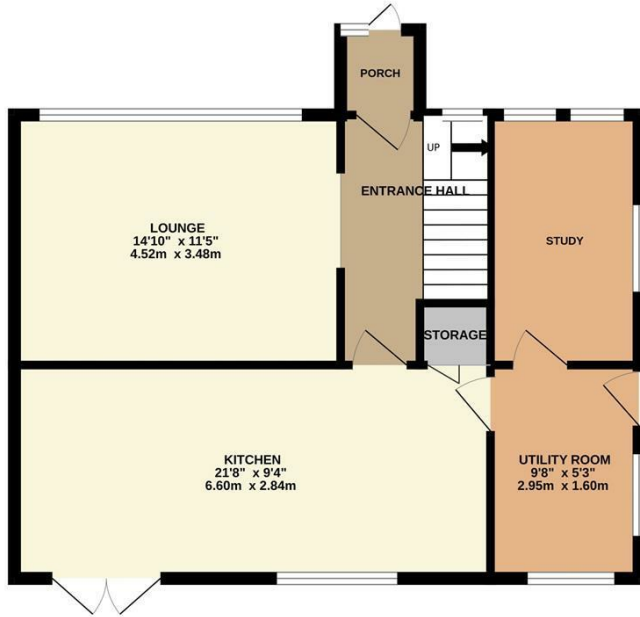
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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



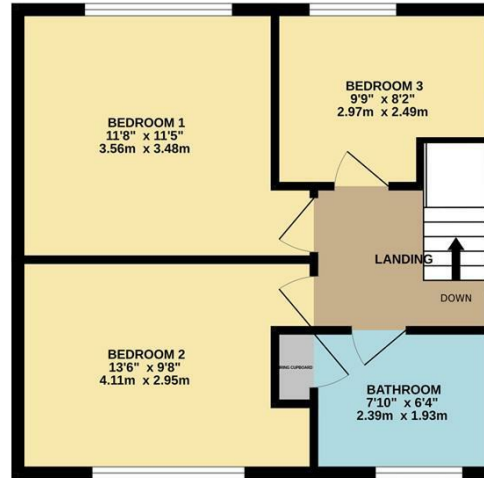
Directions

For sat nav purposes use the postcode DE11 0ET

GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.



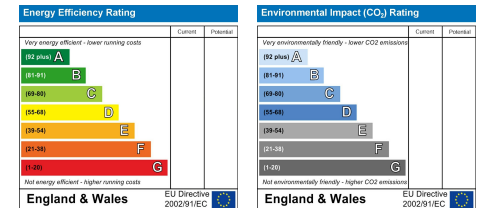
1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 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 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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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.

MAB 4202

