



8 Castle Croft
Swadlincote, DE11 9HH
£225,000

8 Castle Croft, Swadlincote, DE11 9HH

***** LIZ MILSOM PROPERTIES ***** are delighted to bring 8 Castle Croft to the market. A beautifully presented and spacious three bedroom link detached home, offering well-proportioned accommodation arranged over two floors. The property benefits from a generous lounge with feature fireplace, modern kitchen diner with patio doors leading to the rear garden, ground floor WC, three good sized bedrooms including an en-suite and family bathroom. Outside, there is a driveway providing off-road parking, a garage with electric roller door, and low-maintenance front and rear gardens. An excellent opportunity for buyers seeking a well-presented family home. EPC: TBC / TAX BAND: C. Call the office today to arrange your viewing

- Beautifully presented three bedroom link detached home
- Modern kitchen diner
- Three well-proportioned bedrooms offering flexible family accommodation
- Private Rear Garden
- Garage with electric roller door, lighting and power
- Spacious lounge with feature fireplace
- Ground floor WC
- Modern family bathroom & En Suite
- Low-maintenance front garden & Driveway offering ample parking
- EPC: TBC / TAX BAND: C



Location

Situated in the popular setting of Castle Gresley, this property enjoys a convenient location with a range of everyday amenities close by, including local shops, schools, healthcare facilities and leisure opportunities. The nearby town of Swadlincote offers a wider selection of supermarkets, retail outlets, restaurants and cafés, while excellent transport links provide easy access to Burton upon Trent, Ashby-de-la-Zouch, Derby and the M42, making it an ideal base for commuters. The area also benefits from a variety of countryside walks, parks and recreational facilities, offering an excellent balance of rural surroundings and modern convenience.

Overview

A beautifully presented three bedroom link detached home, offering spacious and well-appointed accommodation throughout, together with a driveway, garage and low-maintenance gardens. Ideally suited to a range of buyers, this attractive property provides a wonderful opportunity to secure a well-maintained family home.

To the front, the property benefits from a driveway providing off-road parking and leading to the garage, which is fitted with an electric roller door and benefits from both lighting and power. The remainder of the frontage is laid to gravel, creating an attractive and low-maintenance fore garden. A pathway leads to the entrance door, which is sheltered by a useful storm canopy.

Upon entering, the entrance hallway provides access to the ground floor accommodation, with doors leading to the guest cloakroom/WC and spacious lounge. Carpeted stairs rise to the first floor.

The guest cloakroom is fitted with a low-level WC and floating sink unit with tiled splashbacks, together with an opaque window to the front aspect.

The spacious lounge is positioned at the front of the property and benefits from a window overlooking the front, allowing plenty of natural light to fill the room. A feature fireplace creates an attractive focal point and adds charm to the space, whilst there is ample room for a range of freestanding furniture. A useful understairs storage cupboard provides additional practical storage. A door leads through to the modern kitchen diner.

The modern kitchen diner is fitted with a comprehensive range of matching wall and floor-mounted units, complemented by worktops and attractive tiled splashbacks. Integrated appliances include a double oven, hob and extractor, whilst a drainer sink is positioned beneath a window overlooking the rear garden. There is also space and plumbing for further appliances. The dining area provides ample space for a table and chairs, whilst patio doors lead directly onto the rear garden, allowing the room to benefit from plenty of natural light and creating a pleasant connection between the indoor and outdoor spaces.

To the first floor, the landing provides access to all three bedrooms and the family bathroom, together with a loft hatch. The loft benefits from being part-boarded and is equipped with a ladder and lighting.

Bedroom One is a generous double bedroom with carpeted flooring, useful built-in wardrobes and a window overlooking the front aspect. The room further benefits from a private en-suite shower room, comprising a shower cubicle, low-level WC and closed closet wash hand basin providing useful storage, chrome towel rail, part-tiling to the walls together, with an opaque window to the front.

Bedroom Two is another generous-sized bedroom, benefiting from carpeted flooring, a window overlooking the rear garden and ample space for

freestanding furniture.

Bedroom Three is a well-proportioned bedroom positioned to the rear of the property, with carpeted flooring, a rear-facing window and space for freestanding furniture.

The family bathroom completes the first-floor accommodation and is fitted with a modern three-piece suite comprising a panelled bath, low-level WC and vanity wash hand basin with useful storage. Tiled splashbacks and an opaque side-facing window complete the room.

Outside, the rear garden has been designed with low maintenance in mind, incorporating gravelled and paved areas which provide an ideal space for outdoor seating and entertaining during the summer months. A door provides access into the garage, whilst fenced boundaries offer a good degree of privacy.

Overall, this is a spacious and beautifully presented three bedroom link detached home, offering well-proportioned accommodation, useful storage, a garage, off-road parking and low-maintenance gardens. Early viewing is highly recommended to fully appreciate the space, presentation and versatility this attractive property has to offer.

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.

AML for Purchasers

ANTI MONEY LAUNDERING REGULATIONS-: In accordance with current Anti-Money Laundering (AML) Regulations, once an offer has been accepted,

all prospective purchasers will be required to provide proof of identity and address before solicitors can be instructed. This will typically include a valid passport or photocard driving licence together with a recent utility bill or bank statement. *Purchasers will also be required to complete an electronic AML verification. This process must be completed before the transaction can proceed.

*The Office will provide the relevant information/costings for the purposes of AML upon acceptance of any offer.

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.

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?....

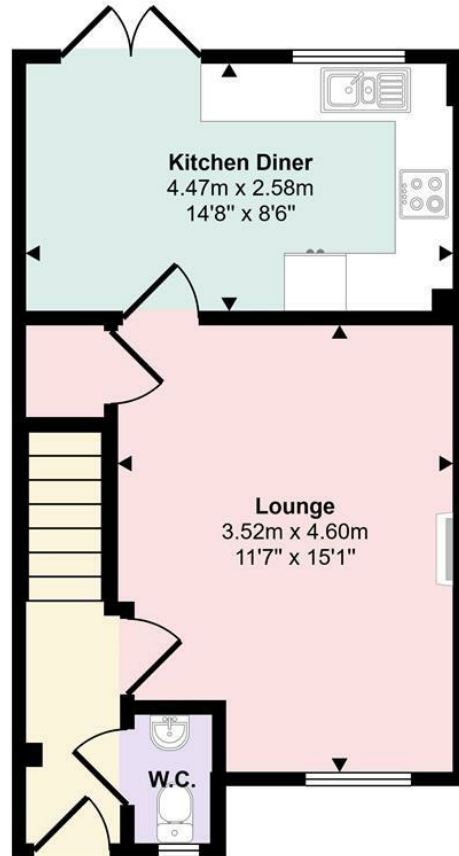
At Liz Milsom Properties, we provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. Put your trust in us, we have a proven track record of success – offering straight forward honest advice and extremely competitive fees.

Disclaimer

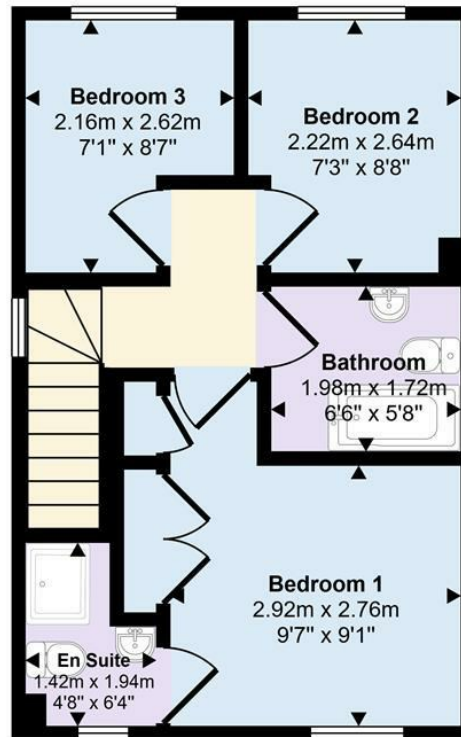
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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



Approx Gross Internal Area
68 sq m / 729 sq ft



Ground Floor
Approx 34 sq m / 370 sq ft

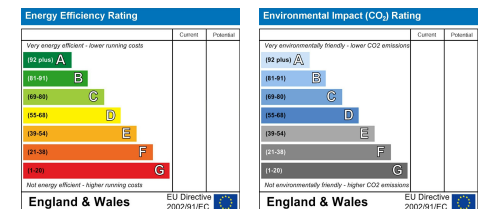


First Floor
Approx 33 sq m / 360 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Directions

For sat nav purposes use the postcode DE11 9HH



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

🌐 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.

**We can search
1,000s of mortgages
for you**

It could take just 15 minutes with
one of our specialist advisers:

Call: **01283 219336**
Online: www.mortgageadvicebureau.com/lizmilsom



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.



MAB 4202