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72 Repton Road
Swadlincote, DE11 7AF
£525,000


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***** LIZ MILSOM PROPERTIES ***** are delighted to bring to the market 72 Repton Road. Situated within the highly desirable village of Hartshorne, this substantial five-bedroom detached family home offers spacious and versatile accommodation throughout. Set behind secure gated access with a large block-paved driveway and integral garage, the property boasts three generous reception rooms, a superb kitchen diner, conservatory, en-suite to the principal bedroom and an enclosed family-friendly rear garden. Ideally positioned close to local amenities, reputable schools and excellent transport links, this impressive home is perfectly suited to growing families seeking both space and a sought-after village lifestyle. EPC: TBC / TAX BAND: E

- Spacious five-bedroom detached family home. Located in the highly sought-after village of Hartshorne.
- Separate dining room ideal for entertaining.
- Impressive modern kitchen diner
- Five well proportioned bedrooms
- Driveway with ample off road parking & Garage , Private enclosed rear garden
- Generous lounge with walk-in bay window
- Large brick-built conservatory overlooking the rear garden
- Ground floor WC
- Modern En Suite Bathroom& Family Shower room
- EPC: TBC / TAX BAND: D



Location

Situated in the sought-after village of Hartshorne, this property enjoys a convenient yet peaceful setting with a range of local amenities close by. The village offers a well-regarded primary school, Cricket club, traditional pubs, and picturesque countryside walks, while the nearby market town of Swadlincote provides a wider selection of supermarkets, leisure facilities, restaurants, and retail outlets. Excellent transport links are available via the A444, A511 and A42, providing easy access to Burton upon Trent, Ashby-de-la-Zouch, Derby, Leicester and the M42 motorway network. The area is also well placed for families, with a choice of reputable primary and secondary schools nearby, making it an ideal location for commuters and those seeking a balance of village living and everyday convenience.

Overview

Occupying a generous plot within the highly sought-after village of Hartshorne, this impressive five-bedroom detached family home offers spacious and versatile accommodation throughout, making it an ideal purchase for growing families.

The property is set behind secure gated access, where a substantial block-paved driveway provides ample off-road parking and leads to the integral garage, which benefits from light and power.

Upon entering, you are welcomed by a spacious entrance hallway with a useful understairs storage cupboard and carpeted staircase rising to the first floor. Doors lead to the convenient ground floor WC, spacious lounge and the impressive kitchen diner.

The ground floor WC features a sliding door, low-level WC, pedestal wash hand basin, part-tiled walls, tiled flooring and an opaque window to the front aspect.

Situated to the front of the property, the generous lounge is flooded with natural light via a large walk-in bay window. The room offers ample space for a range of furniture, features carpeted flooring and benefits from attractive glass feature internal doors opening into the separate dining room.

The dining room provides an excellent space for entertaining family and friends, with an internal door leading to the kitchen diner and sliding patio doors opening into the conservatory.

The brick-built conservatory is another superb reception room, enjoying tiled flooring, dual-aspect windows overlooking the rear garden and patio doors providing direct access to the outdoor space.

The heart of the home is undoubtedly the spacious kitchen diner, fitted with a comprehensive range of modern wall and base units complemented by work surfaces. A central island incorporates a hob with extractor above, whilst further appliances include a double oven, integrated dishwasher and inset sink. Two windows overlook the rear garden, filling the room with natural light, while an internal door provides access to the integral garage and a further door leads directly into the rear garden.

The first-floor landing features carpeted flooring, a loft hatch, useful storage cupboard and doors leading to all five bedrooms and the family shower room.

Bedroom One is a spacious double bedroom positioned to the front of the property, benefiting from a range of fitted wardrobes offering ample storage, carpeted flooring and a window overlooking the front aspect. The room is complemented by a modern en-suite bathroom comprising a panelled

bath with shower over, low-level WC and concealed cistern wash hand basin with further storage options, together with tiled walls and flooring and an opaque side window.

Bedroom Two is another generous double bedroom overlooking the rear garden, offering carpeted flooring and ample space for freestanding furniture.

Bedroom Three is a further well-proportioned double bedroom positioned to the front of the property and currently utilised as a home office. It benefits from carpeted flooring, a front-facing window and plenty of space for bedroom furniture.

Bedroom Four is another spacious double bedroom located to the rear, enjoying pleasant views over the garden together with carpeted flooring and ample room for freestanding furniture.

Bedroom Five is a generous single bedroom situated to the front aspect, featuring carpeted flooring and a window overlooking the front of the property.

Completing the first floor is the modern shower room, fitted with a shower cubicle, low-level WC and vanity wash hand basin with useful storage beneath. The room also benefits from tiled flooring, tiled splashbacks and an opaque rear-facing window.

Outside, the enclosed rear garden is ideal for families and outdoor entertaining. A large block-paved patio provides an excellent seating area for enjoying the warmer months, whilst the generous lawn offers plenty of space for children to play. The garden is enclosed by a combination of fenced and walled boundaries, providing a good degree of privacy.

Overall, this substantial detached home offers generous and versatile living accommodation throughout, combined with excellent outdoor space and a desirable village location, making it a fantastic opportunity for families seeking their next home

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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.

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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.

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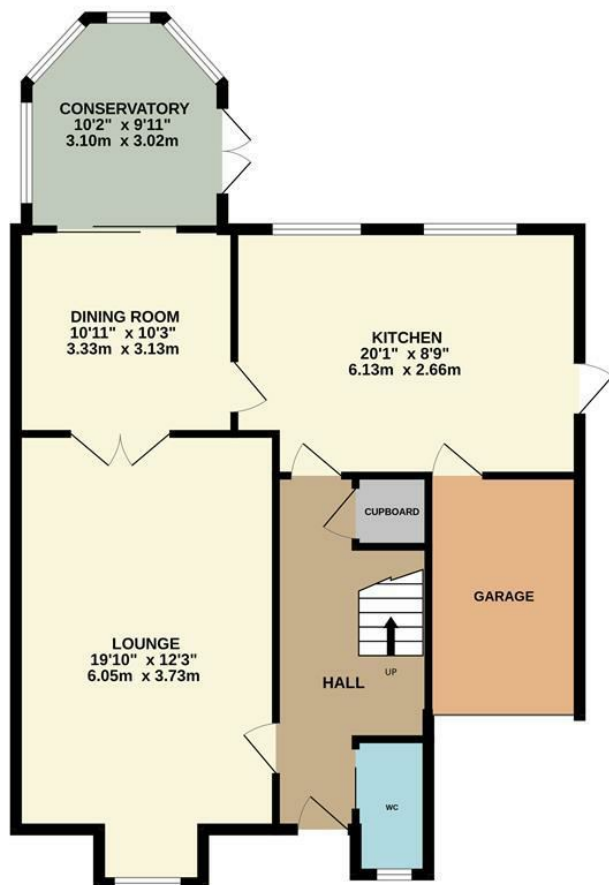
*The Office will provide the relevant information/costings for the purposes of AML upon acceptance of any offer.





GROUND FLOOR

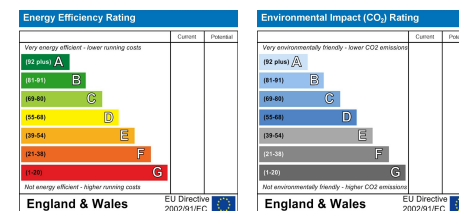
1ST FLOOR



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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Directions

For sat nav purposes use the postcode DE11 7AF



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COUNCIL TAX

Band: E

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.



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