

80 Main Street
Swadlincote, DE12 6QA
£204,995

lizmilsom
properties

80 Main Street, Swadlincote, DE12 6QA

*** LIZ MILSOM PROPERTIES *** are delighted to bring 80 Main Street to the market. A well-presented and spacious three-bedroom semi-detached home situated in the popular village of Linton. Offering two generous reception rooms, a fitted kitchen with versatile additional dining/boot room, three well-proportioned bedrooms, family bathroom and a generous rear garden with useful off road parking. Further benefits include characterful log burners, off-road parking and excellent potential for first-time buyers or growing families. EPC: TBC: /TAX BAND: A

- Well-presented three-bedroom semi-detached home
- Shared access driveway with secure gated off road parking
- Generous lounge with a feature log burner
- Two generous double bedrooms & Good-sized single bedroom
- Generous sized large rear garden with lawn & off road parking to the rear
- Situated in the popular village of Linton
- Spacious separate dining room
- Fitted cottage-style kitchen
- Family bathroom with white three-piece suite
- EPC: TBC / TAX BAND: A







Location
Situated in the village of Linton, 80 Main Street enjoys a convenient location combining village living with easy access to a range of local amenities. The village offers a welcoming community atmosphere, with a local primary school, nearby shops and everyday conveniences within easy reach. The neighbouring town of Swadlincote provides a wider selection of supermarkets, restaurants, leisure facilities and shopping amenities. The property is also well placed for access to the surrounding road network, making it suitable for commuters travelling to Burton upon Trent, Ashby-de-la-Zouch and further afield. Overall, the location offers an appealing balance of village surroundings, local convenience and accessibility.

Overview
A well-presented three-bedroom semi-detached home, offering spacious and versatile accommodation, character features and a generous rear garden, situated in the sought-after village of Linton, this attractive three-bedroom semi-detached home offers generously proportioned accommodation throughout, making it an ideal purchase for first-time buyers, growing families or those looking to enjoy village living.

Set back from the road, the property benefits from a shared access driveway leading through an archway to a secure gated entrance, providing access to an off-road parking space and the rear garden.

Upon entering, you are welcomed into a spacious, front-facing dining room, offering ample room for freestanding furniture. A window overlooking the front aspect allows plenty of natural light to fill the room, while carpeted flooring, a useful built-in cupboard houses the fuse box and gas/electricity meters and a feature log burner create a warm and inviting space. Internal glazed double doors lead through to the generous lounge, which provides a further excellent reception area. A second feature log burner creates an attractive focal point, while a window overlooking the rear garden allows natural light to flow throughout. Stairs rise to the first-floor accommodation, and a door leads through to the kitchen.

The kitchen is fitted with a range of matching cottage-style wall and base units, complemented by work surfaces. Integrated appliances include a ceramic sink is positioned beneath a window overlooking the side aspect. Please note the sellers will be taking the double oven/hob with them so these will not be included in the sale. There is also plumbing and space for additional appliances, together with a convenient side access door. Leading off the kitchen is a versatile additional area, which would lend itself perfectly to a dining space or could be utilised as a boot room and storage area, as currently arranged by the sellers. French doors open directly onto the rear garden, providing lovely views and allowing plenty of natural light into the space.

To the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. Bedroom One is a generous double bedroom positioned to the front aspect, offering ample space for freestanding furniture. Bedroom Two is another excellent-sized double bedroom overlooking the rear garden, again providing plenty of room for bedroom furnishings. Bedroom Three is a good-sized single bedroom, currently benefiting from useful built-in storage, carpeted flooring and a radiator, with a window overlooking the rear aspect.

The family bathroom completes the first-floor accommodation and comprises a white three-piece suite, including a panelled bath with shower over, low-level WC and pedestal wash hand basin. The room is finished with part-tiled walls and an opaque window to the rear aspect.

Externally, the rear garden is a particularly appealing feature of the property, offering a generous outdoor space with a large hardstanding area, currently utilised by the sellers as an additional parking area, alongside a substantial lawned section. Enclosed by a combination of hedged and fenced boundaries, the garden offers a good degree of privacy and plenty of potential for outdoor entertaining and family enjoyment.

Overall, this is a fantastic opportunity to acquire a well-presented and spacious three-bedroom home in the popular village of Linton. Offering two characterful reception rooms, versatile living space, off-road parking and a generous rear garden, the property is ideally suited to first-time buyers, families or those seeking a home with excellent space in a desirable village setting.

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 COMPETITVE 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.

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.


lizmilsom
properties

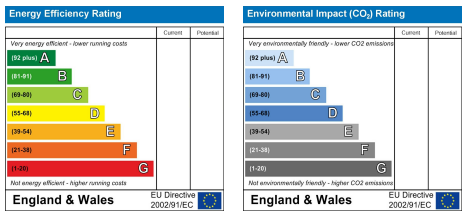

lizmilsom
properties


lizmilsom
properties


lizmilsom
properties



Directions



Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom

t 01283 219336

m 07974 113853

e liz.milsom@lizmilsomproperties.co.uk

w lizmilsomproperties.co.uk

COUNCIL TAX

Band: A
The vendor informs us that the property is Flying 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



Mortgage Advice Bureau

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 6202