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**45 Winchester Drive
Swadlincote, DE11 7LS
Guide price £210,000**

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***** PRICE GUIDE : £210,000 - £220,000 *****

*** LIZ MILSOM PROPERTIES *** are delighted to bring 45 Winchester Drive to the market. Offered for sale with no upward chain, this well-presented three-bedroom semi-detached family home is situated within the popular area of Midway and offers spacious accommodation throughout. Benefiting from a generous driveway providing ample off-road parking, versatile living space including a spacious lounge, fitted kitchen, conservatory, ground floor shower room, separate wc, three well-proportioned bedrooms, first floor WC and a beautifully maintained rear garden, this property is ideal for first-time buyers, growing families or those seeking additional space in a convenient location. EPC: TBC/ TAX BAND: B. Call the office today to arrange your viewing.

- PRICE GUIDE: £210,000 - £220,000
- Well-presented three-bedroom semi-detached family home offered with no upward chain
- Fitted kitchen with integrated appliances
- Spacious bay-fronted lounge with feature fireplace
- Bright conservatory
- Modern ground floor shower room & separate ground floor WC
- Three well-proportioned bedrooms & additional first-floor WC
- Large, private and beautifully maintained rear garden
- Generous driveway providing ample off-road parking
- EPC: C/ TAX BAND : B



Location

Situated in the sought-after setting of Midway, this property enjoys a convenient location close to a wide range of local amenities including schools, shops, supermarkets and leisure facilities. Swadlincote town centre is just a short distance away, offering an excellent selection of retail, dining and everyday services. The area is well connected for commuters, with easy access to Burton upon Trent, Derby, Ashby-de-la-Zouch and the A444, A42 and M42 road networks. Midway also benefits from nearby parks, open green spaces and countryside walks, making it a popular choice for families and professionals alike.

Overview

Offered for sale with no upward chain, this well-presented three-bedroom semi-detached home occupies a popular location in Midway and provides spacious accommodation throughout, making it an ideal purchase for first-time buyers, growing families or those looking to upsize.

Set back from the road behind a generous driveway providing ample off-road parking, the property is approached via a side entrance door leading into the welcoming entrance hall with carpeted staircase rising to the first floor and doors leading to the ground floor accommodation.

Positioned to the front of the property, the spacious lounge enjoys a large bay window allowing plenty of natural light to flood the room, whilst a feature fireplace adds character and warmth to the space. Additional features include carpeted flooring and radiator heating.

To the rear, the fitted kitchen offers an excellent range of matching wall and base units with complementary work surfaces and integrated appliances including a dishwasher, fridge freezer, extractor hood and drainer sink. There is additional space and plumbing for further appliances, alongside a freestanding seven-hob range cooker. The kitchen further benefits from tiled flooring, tiled splashbacks, two useful understairs storage cupboards and opens into the conservatory.

The conservatory provides a bright and versatile additional reception space, featuring tiled flooring, dual aspect windows overlooking the rear garden and a side door giving direct access outside.

Completing the ground floor accommodation is a modern

shower room fitted with a double shower cubicle, pedestal wash hand basin, heated towel rail, tiled walls and flooring, alongside a separate WC which also houses the boiler.

To the first floor, the property offers three well-proportioned bedrooms. Bedroom One is a generous double room positioned to the front elevation and benefits from fitted wardrobes and excellent natural light. Bedroom Two is another spacious double overlooking the rear garden and further benefits from a useful first-floor WC with wash hand basin. Bedroom Three is a good-sized single bedroom located to the rear aspect.

Externally, the rear garden is a particular feature of the home, being both private and beautifully maintained with established shrubs, hedged and fenced boundaries, lawned sections, patio seating areas and pathway leading to a garden shed which is included within the sale.

Overall, this spacious and well-maintained home presents an excellent opportunity to secure a fantastic family property in a sought-after location, offering generous living space, excellent outdoor areas and the added benefit of no upward chain.

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

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.

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.



GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.

1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.

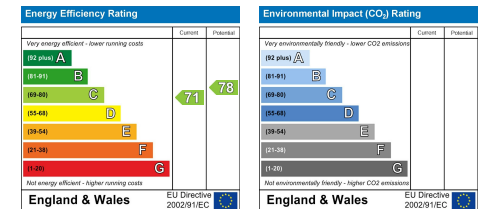


TOTAL FLOOR AREA : 798 sq.ft. (74.1 sq.m.) approx.

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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Directions

For sat nav purposes use the postcode DE11 7LS



Seabrook House, Dinmore Grange, Hartshorne,
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COUNCIL TAX

Band: B

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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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

MAB 4202

