



**13 Princess Avenue**  
**Linton, Swadlincote, Derbyshire DE12 6QH**  
**£220,000**

The logo for Liz Milsom Properties, featuring a red house icon above the text 'lizmilsom' in a bold, sans-serif font, with 'properties' in a smaller, lowercase font below it.

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## 13 Princess Avenue, Linton, Swadlincote, Derbyshire DE12 6QH

**\*\* LIZ MILSOM PROPERTIES \*\*** are delighted to present this substantial **THREE-BEDROOM SEMI-DETACHED** Family Home, occupying a popular position on a generous plot. Brought to the market with **NO UPWARD CHAIN** - The accommodation comprises an entrance porch, Hallway, spacious Lounge, separate Dining Room, Kitchen, Utility Room, ground floor Wet Room, three well-proportioned Bedrooms and a family Bathroom. Outside, there is a **OFF ROAD PARKING** for several vehicles and a large mature rear garden. Set within the Village of Linton, this is not to be missed.....

- Traditional Semi Detached Home
- Spacious Lounge
- Fitted Kitchen & Utility
- Three good sized Bedrooms
- Enclosed Rear Garden
- Sought After Village Location
- Separate Dining Room
- Ground Floor Wet Room
- Family Bathroom
- OFF ROAD PARKING



## Location

Princess Avenue is ideally situated within the charming and highly regarded village of Linton, South Derbyshire. The village offers everyday amenities including a well-regarded primary school, local convenience store, traditional pubs and scenic countryside walks right on the doorstep. Excellent road links provide easy access to nearby towns such as Swadlincote, Ashby-de-la-Zouch and Burton upon Trent, while the A444 and A42 offer convenient commuter routes to Derby, Leicester, Birmingham and beyond. Combining a beautiful village location with excellent connectivity, this location is perfectly suited for families and professionals alike.

## Overview - Ground Floor

The property has been freshly re-decorated throughout, creating a bright and welcoming atmosphere. The entrance hall features a staircase to the first floor, useful under-stairs storage and doors leading to all ground floor accommodation.

The spacious lounge enjoys a feature fireplace and a large picture window overlooking the rear garden, while the second reception room provides a versatile living or dining space, complete with built-in cupboards and shelving and a window overlooking the rear elevation.

The fitted kitchen offers a range of white wall and base units with complementary work surfaces, a stainless steel sink with drainer, space for a freestanding cooker and plumbing for appliances. A useful side lobby/utility area provides access to the rear garden and leads to the ground floor wet room, fitted with a three-piece suite comprising a low-level WC, wash hand basin and wall-mounted electric shower.

## Overview - First Floor

The first-floor landing provides access to the loft space and benefits from a useful full-height storage cupboard.

The principal bedroom overlooks the rear elevation and has the added benefit of a newly fitted carpet. Bedroom Two is a further generous double room, also enjoying views over the rear garden. Bedroom Three overlooks the front elevation and is a well-proportioned single bedroom, complete with a useful over-stairs storage cupboard.

Completing the accommodation is the family bathroom, fitted with a three-piece suite comprising a panelled bath with electric shower and glazed screen, pedestal wash hand basin and low-level WC.

## Overview - Outside

Externally, the property is set back from the road and benefits from off-road parking for several vehicles. A timber

side gate provides access to the private rear garden, which features a generous patio, a well-maintained lawn, established shrubs and trees, and is enclosed by fenced boundaries, creating an ideal space for outdoor entertaining and family enjoyment.

## Front Storm Porch

## Reception Hallway

## Spacious Lounge

13'5" x 12'11" (4.09m x 3.95m)

## Reception Room Two/Dining Room

11'6" x 9'10" (not including the cupboard recess) (3.51m x 3.02m (not including the cupboard recess))

## Fitted Kitchen

8'3" x 6'11" (2.54m x 2.13m)

## Utility Room

9'5" x 6'4" (2.89m x 1.95m)

## Ground Floor Wet Room

7'5" x 5'7" (2.28m x 1.71m)

## Stairs to First Floor & Landing

## Bedroom One

12'7" x 12'4" (3.86m x 3.77m)

## Bedroom Two

11'8" x 11'1" (3.558m x 3.40m)

## Bedroom Three

8'11" x 8'7" (2.72m x 2.64m)

## Family Bathroom

8'8" x 6'5" (2.65m x 1.96m)

## 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

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## 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.

## 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.

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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.

## 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.

## 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.

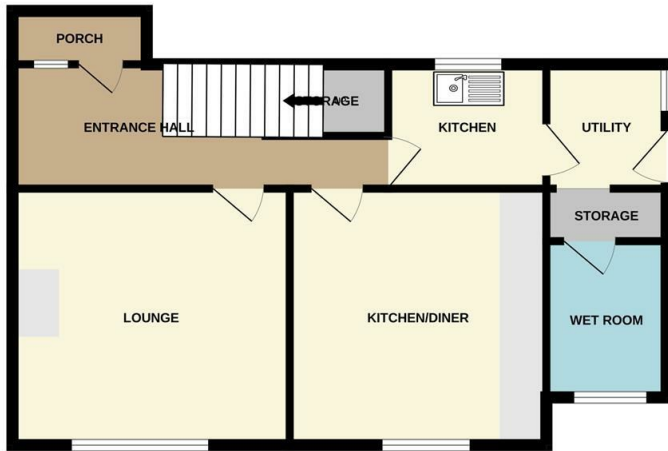


## Directions

For SatNav purposes follow DE12 6QH

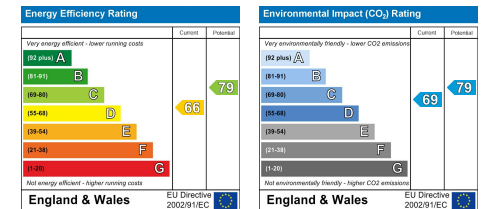
GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.

1ST FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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

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

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