



25 New Street
Swadlincote, DE12 7PG
Offers over £165,000

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Perfect for first time buyers or downsizers! Offered with NO UPWARD CHAIN and occupying an elevated site in the much sought after village of Donisthorpe, this Victorian 2 bedroomed terraced home, must be VIEWED TO BE APPRECIATED, ideal for prospective buyers to make their property their own. 2 Reception Rooms, Kitchen, Ground floor Bathroom and First floor Shower Room/Wet room, Two double bedrooms, Dressing Room/Home office. Double glazing, Oil central heating & on street parking. Great sized westerly facing rear garden with outbuildings. Bonus a footpath adjacent to the property leading to the Donisthorpe Woodland Park nature trail. EPC rating D, Council Tax A. Book your viewing TODAY !

- Offered CHAIN FREE
- Set within this ever popular village
- Two Reception Rooms
- Two generous sized bedrooms
- Council Tax A - EPC rating D
- Freehold Two bedroomed Victorian terrace
- Gr Flr Bathroom & First floor Shower Room
- Kitchen with good level of storage
- West facing rear garden with Outbuildings
- Viewing Strictly by Appointment



Location

Donisthorpe is a charming village on the edge of Swadlincote, nestled in the heart of the National Forest. Surrounded by beautiful countryside, woodland and peaceful waterways, it offers an ideal setting for those who enjoy outdoor living while remaining within easy reach of local towns and amenities. One of the area's greatest attractions is nearby Moira Furnace and Country Park, where visitors can explore the historic furnace, stroll along the tranquil Ashby Canal, enjoy narrowboat trips, picnic areas and scenic waterside walks. The canal towpaths provide miles of peaceful walking and cycling through picturesque woodland and open countryside. Moira Furnace Ashby Canal

The village is also home to Donisthorpe Woodland Park, a former colliery transformed into attractive woodland with accessible walking trails, wildlife habitats, picnic areas and links to the Ashby Wouds Heritage Trail. It is a wonderful place for walking, cycling, horse riding and enjoying nature throughout the year. Donisthorpe Woodland Park The wider National Forest offers an extensive network of footpaths and cycle routes, including the popular Heart of the Forest Trail, which connects Donisthorpe, Moira, Hicks Lodge and surrounding villages through ancient woodland, lakes, restored landscapes and rich industrial heritage. Heart of the Forest Trail

Despite its peaceful rural surroundings, Donisthorpe enjoys excellent access to Swadlincote, Ashby-de-la-Zouch, Burton upon Trent and the A42/M42, making it a convenient location for commuters. The village combines the tranquillity of country living with a wealth of outdoor recreation, making it an attractive place to live for walkers, cyclists, families and nature lovers alike.

Accommodation overview

The property occupies an elevated position (with shared access for the three houses) steps leading to the front door with a low maintenance front garden. The property benefits from double glazing and oil central heating throughout. The front door leads to the first Reception Room which is of a generous size with with built in cupboard housing the electric metre, fireplace with potential open fire, alcove with display shelving and built- in cupboard. A door leads to an inner hallway with access to a deep storage cupboard, this then leads to the 2nd Reception room located at the rear of the property, perfect for a dining room, with fireplace and fitted electric fire and access to the first floor.

The kitchen is accessed via a separate door and is fitted with a range of wall and floor mounted oak style units with inset stainless steel sink unit and work surface areas, providing space for a free standing built-in oven with hob, and additional freestanding appliances. A side door from the kitchen opens out into the garden. A step leads to a lobby area with built-in floor to ceiling storage cupboard/Pantry.

Completing the ground floor accommodation is the family bathroom, which is fitted with a modern three-piece suite with part tiling to walls.

Stairs from the 2nd Reception Room/Diner lead to the first floor and passaged landing, which offers two well-proportioned double bedrooms and an additional smaller room which has a multi-functional option

as a dressing room, or home office. Leading off this room is modern shower room/wet room is a modern three-piece suite, being fully tiled with electric shower, fitted foldaway seat and plenty of assist handles.

Outside, the property benefits from a generous west-facing garden with outbuildings and a shed. The garden can be accessed directly from the property or via a shared rear walkway.

The all important measurements

Front Reception Room
12'0 x 12'0 (3.66m x 3.66m)

2nd Reception Room
12'1 x 12'0 (3.68m x 3.66m)

Kitchen
10'3" x 6'10" (3.14m x 2.10m)

Inner lobby

Ground floor bathroom
5'11" x 6'10" (1.82m x 2.10m)

First floor and passaged Landing

Front Double bedroom
12'0 x 12'0 (3.66m x 3.66m)

Rear 2nd double bedroom
12'2 x 9'0 (3.71m x 2.74m)

Dressing area/Potential work space
5'8" x 7'0" (1.73m x 2.14m)

First floor Shower/Wet Room

Outside - Open plan front garden

Great sized rear garden with various Outbuildings
Outside, the property benefits from a generous west-facing garden comprising of a lawned area with circular patio and flower borders. The oil boiler is located here with a selection of outbuildings. The garden can be accessed directly from the property or via a shared rear walkway. It should be noted that the white painted outbuilding is owned by No 21 who have a right of pedestrian access to the building. There are a selection of other smaller outbuildings one of which requires right of pedestrian access to by No.23

Viewing Strictly Through Liz Milsom Properties
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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 oil 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?...

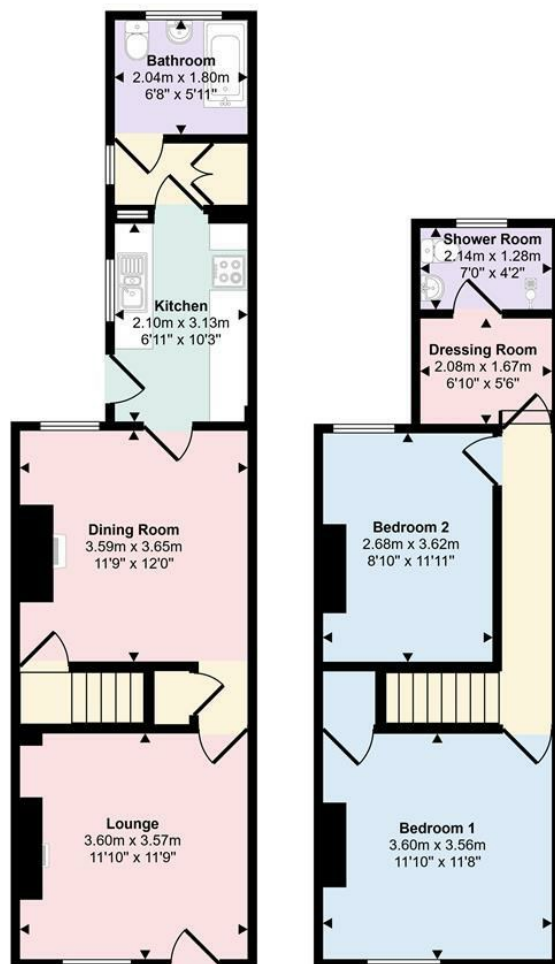
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Measurements
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements 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.



Approx Gross Internal Area
80 sq m / 864 sq ft



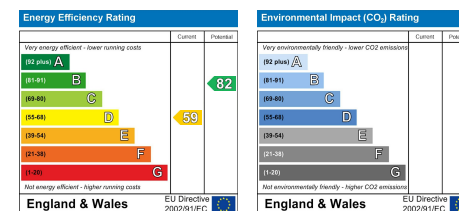
Ground Floor
Approx 43 sq m / 464 sq ft

First Floor
Approx 37 sq m / 400 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 DE12 7PG



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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

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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