




lizmilsom
properties

65 Main Street
Swadlincote, DE12 6QA
£259,000


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***** LIZ MILSOM PROPERTIES ***** are delighted to bring 65 Main Street to the market. A spacious and well-presented three-bedroom semi-detached family home situated in the sought-after village of Linton. The property offers generous and versatile accommodation including a large lounge/diner, fitted kitchen, separate second reception room/optional fourth bedroom, three well-proportioned double bedrooms, family bathroom and guest cloakroom/WC. Externally, there is ample off-road parking to the front, side access and a private, low-maintenance rear garden. An excellent family home combining spacious accommodation, versatility and a desirable village setting. EPC: C / TAX BAND: B. Call the office today to arrange your viewing!

- Spacious three-bedroom semi-detached family home in sought-after village location
- Fitted kitchen
- Three generously sized bedrooms
- Private, low-maintenance rear garden
- Ideally situated for walks, schooling, village pubs & well placed for road links
- Generous lounge/diner ideal for entertaining
- Versatile secondary reception room / optional fourth bedroom
- Modern four-piece family bathroom & separate guest cloakroom/WC
- Ample off-road parking to the front
- EPC: C / TAX BAND: B



Location

Situated in the heart of the sought-after village of Linton, 65 Main Street enjoys a convenient position within easy reach of a range of local amenities, including a village shop, primary school, public house, and recreational facilities while being surrounded by attractive South Derbyshire countryside, providing excellent opportunities for walking and outdoor pursuits. The property is ideally placed for commuters, with the nearby towns of Swadlincote, Ashby-de-la-Zouch, Burton upon Trent, and Tamworth all within easy driving distance. Excellent transport links via the A444, A42, and M42 provide straightforward access to Birmingham, Leicester, Derby, and the wider Midlands motorway network. A choice of well-regarded schools, shopping centres, and leisure facilities can also be found in the surrounding area, making this an ideal location for families, professionals, and those seeking a balance of village living and everyday convenience.

Overview

A spacious and well-presented three-bedroom semi-detached home, ideally situated within the sought-after village of Linton. Offering generous and versatile accommodation throughout, together with ample off-road parking and a private, low-maintenance rear garden, this attractive property would make an ideal family home.

To the front, the property benefits from a low-maintenance gravel frontage providing ample off-road parking. A pathway leads to the front entrance, while a secure side gate provides access to the side and rear garden.

Upon entering, the welcoming entrance hallway features carpeted flooring, stairs rising to the first-floor accommodation and doors leading to the spacious lounge/diner and second reception room/bedroom four.

The spacious lounge/diner is an excellent size and provides an ideal space for both everyday family living and entertaining. Dual-aspect windows to the front and rear allow an abundance of natural light, while there is ample space for a range of freestanding furniture. A door leads directly into the fitted kitchen.

Located to the rear, the fitted kitchen retains a charming cottage-style feel while benefiting from a range of modern wall and floor-mounted units. A farmhouse-style sink sits beneath a window overlooking the rear garden, with useful complementary worktop space and plumbing available for additional appliances. A built-in storage cupboard provides further practical storage, while tiled flooring and tiled splashbacks complete the room. A side door provides convenient access to the side aspect and rear garden.

The second reception room/bedroom four is situated to the front and is a particularly versatile room, equally suited to use as a second reception room, home office or fourth bedroom if required. A front-facing window provides plenty of natural light, with ample space for freestanding furniture.

To the first floor, there are three generously proportioned bedrooms, a family bathroom and a separate guest cloakroom.

Bedroom one is a fantastic-sized double bedroom positioned to the front of the property, featuring a front-facing window providing plenty of natural light and ample space for freestanding furniture and loft hatch.

Bedroom two is another generously sized double bedroom with ample space for freestanding furniture and a window overlooking the rear aspect.

Bedroom three is also a well-proportioned double bedroom, located to the front and benefiting from a front-facing window and ample space for freestanding furniture.

The guest cloakroom is conveniently positioned off the landing and comprises a low-level WC and corner vanity wash hand basin with useful built-in storage.

The family bathroom completes the first-floor accommodation and features a modern four-piece suite comprising a panelled bath, separate shower cubicle, low-level WC and vanity wash hand basin with storage. There is tiling to the walls and floor, a heated towel radiator and a rear-facing window.

Externally, the private and low-maintenance rear garden is predominantly paved, with attractive walled borders containing a selection of established shrubs and plants. There is space for a garden shed together with a dedicated seating area, creating an ideal spot for relaxing. There is also a useful outdoor storage cupboard accessed off the side entry providing useful storage space.

Overall, 65 Main Street offers spacious, versatile and well-presented accommodation in a highly sought-after village location. With three generous bedrooms, a versatile additional reception room/fourth bedroom, ample off-road parking and a private low-maintenance garden, this property represents an excellent opportunity for growing families.

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

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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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

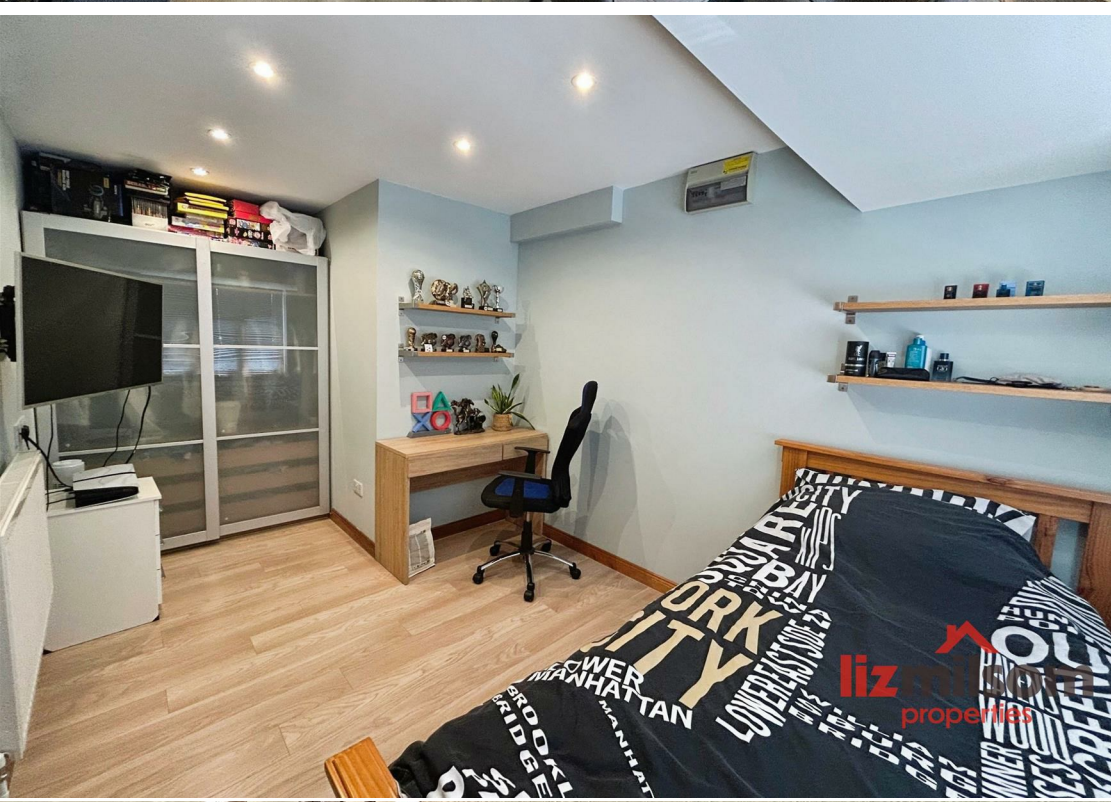
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

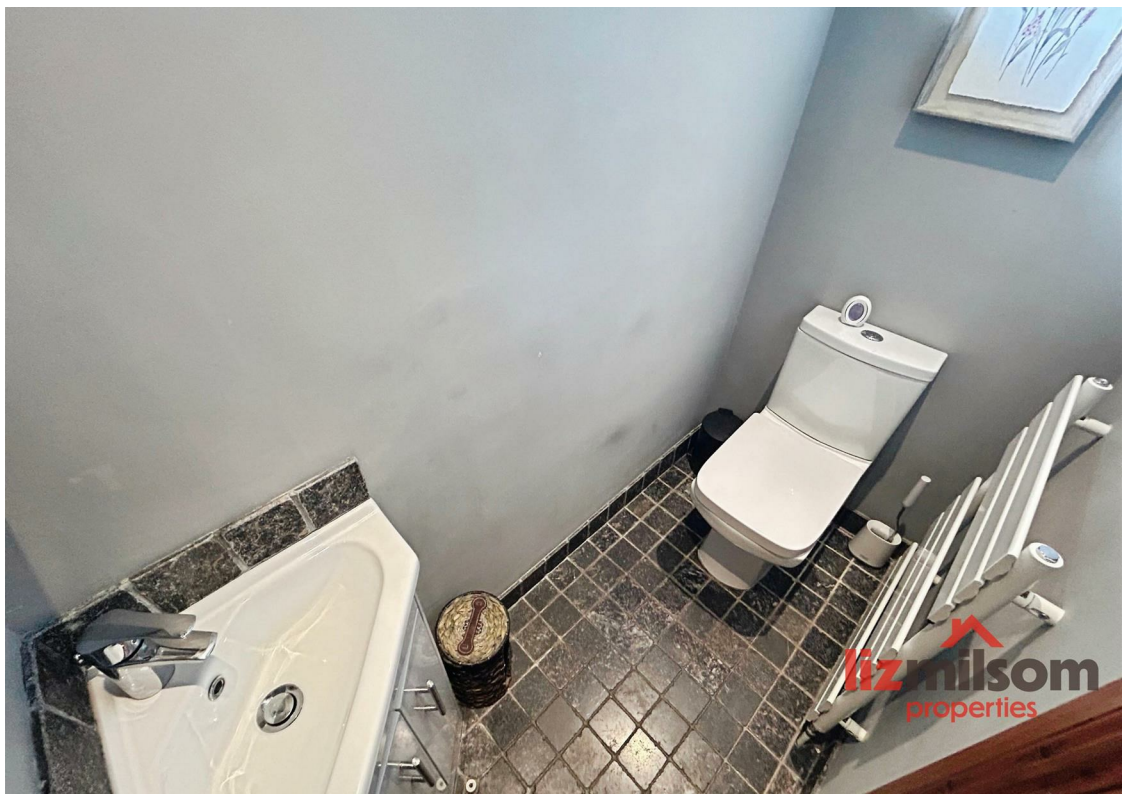
Measurements

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.



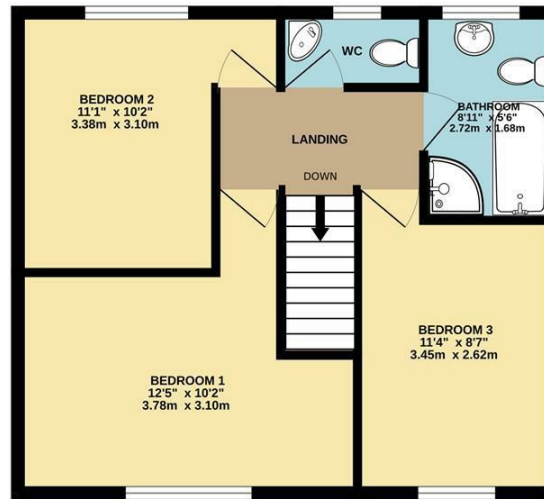
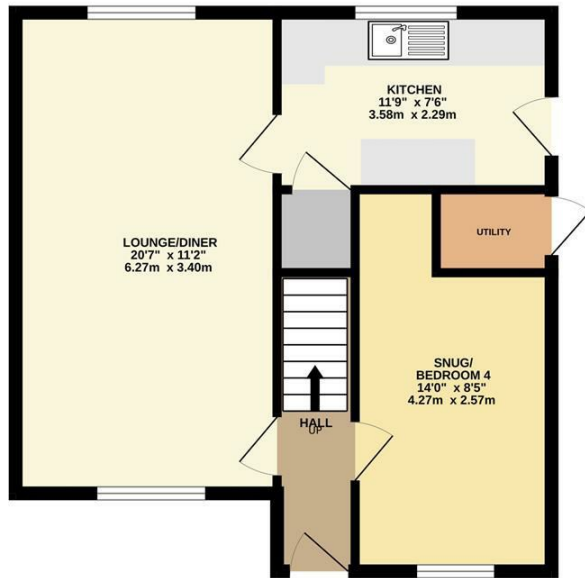


Directions

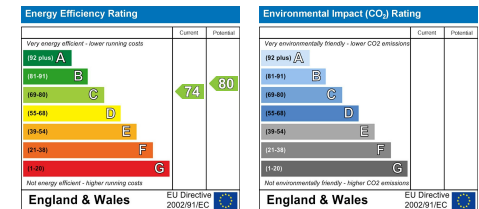
For sat nav purposes use the postcode DE12 6QA

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

Directors: E M Milsom G T Milsom

📞 01283 219336

📞 07974 113853

✉ liz.milsom@lizmilsomproperties.co.uk

🌐 lizmilsomproperties.co.uk



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.

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