

10 Majestic Place
Swadlincote, DE11 9BA
Price guide £189,950

lizmilsom
properties

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*** PRICE GUIDE £189,950-199,950 *** available with NO UPWARD CHAIN

***** LIZ MILSOM PROPERTIES ***** are delighted to bring 10 Majestic Place to the market. A spacious and well-presented three-bedroom end-terraced family home offered with no upward chain, ideally situated within a quiet and popular setting just a short walk from Swadlincote town centre. Benefiting from two allocated parking spaces, a modern kitchen diner with integrated appliances, generous lounge, guest cloakroom, first floor with two generously sized bedrooms & modern family bathroom, top-floor master bedroom with en suite, and a private enclosed rear garden, this fantastic home is perfect for first-time buyers, growing families, or investors seeking well-proportioned accommodation in a convenient setting.

- *** PRICE GUIDE £189,950-199,950 *** available with NO UPWARD CHAIN
- Spacious 3 bedroom semi-detached home
- Two allocated parking spaces
- Modern high-gloss kitchen diner
- Generous lounge with ground floor guest cloakroom
- Three generously sized bedrooms
- Impressive top-floor master bedroom with fitted wardrobes
- Modern Family bathroom
- Private, non-overlooked rear garden with patio, lawn,
- EPC: TBC / TAX BAND: A







Location
Situated within a modern quiet development on the outskirts of Swadlincote, this property enjoys a convenient and well-connected location ideal for families and professionals alike. The area offers a good selection of local amenities, including supermarkets, schools, and leisure facilities, all within easy reach. Swadlincote town centre is just a short walk away, providing a wider range of shops, cafes, and services. For commuters, there is straightforward access to the A444 and A511, linking to Burton upon Trent, Ashby-de-la-Zouch, and further afield. The surrounding South Derbyshire countryside also offers plenty of opportunities for outdoor recreation, with nearby parks, walking routes, and nature reserves enhancing the appeal of this well-positioned home.

Overview
10 Majestic Place is a spacious and well-presented three-bedroom end-terraced family home, offered to the market with no upward chain and situated within a quiet and highly popular setting, all within walking distance of Swadlincote town centre and its excellent range of everyday amenities.

To the front, the property benefits from a low-maintenance frontage with two allocated parking spaces, block-paving established hedging, and a side gate providing access to the rear garden.

Upon entering, you are welcomed by a useful entrance porch, with a door leading into the spacious lounge and stairs rising to the first-floor accommodation. The generous lounge is positioned to the front of the property and enjoys plenty of natural light from the front-facing window. With hard-wearing flooring and ample space for freestanding furniture, this is a comfortable and versatile living space. A door leads to the convenient ground floor guest cloakroom, fitted with a low-level WC and wash hand basin.

To the rear of the property is the impressive kitchen diner, fitted with modern wall and base units with complementary rolled-edge work surfaces. Integrated appliances include an oven, hob, extractor fan, and fridge freezer, while an inset drainer sink is positioned beneath a window overlooking the rear garden. There is also space and plumbing for additional appliances. The dining area enjoys a rear door opening directly onto the garden, creating a bright and airy entertaining space.

The first floor offers two well-proportioned bedrooms, the family bathroom, and a useful storage cupboard. Bedroom Two is a fantastic-sized double room located to the rear, with carpeted flooring, plenty of space for freestanding furniture, and pleasant views over the garden. Bedroom Three is another generously sized room positioned to the front, currently utilised as a home office, and benefits from a front-facing window and carpeted flooring.

The family bathroom is fitted with a modern white three-piece suite comprising a panelled bath with shower over and part-tiled walls, low-level WC, pedestal wash hand basin, and an opaque side-facing window.

Occupying the entire second floor is the superb master bedroom, a fantastic-sized double room with carpeted flooring, front-facing window, and the added benefit of fitted wardrobes. A door leads through to the en suite, which is fitted with a shower cubicle, low-level WC, pedestal wash hand basin, and part-tiled walls.

Externally, the rear garden is a standout feature of the home, offering a private and enclosed outdoor space ideal for families and entertaining. There is a patio seating area perfect for the summer months, a lawned garden with established shrubs, a useful garden shed, and fenced boundaries providing excellent privacy. A side gate leads back to the front of the property.

Overall, this fantastic home is ideal for first-time buyers, growing families, or investors alike, offering spacious and flexible accommodation in a convenient yet peaceful location close to local amenities, excellent parking, outdoor space, and the added benefit of no upward chain.

Freehold Management Fees
** Please Note: There are Freehold Management Fees payable to Trent & Dove at a rate of £130.00 per annum attached to this property.

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

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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.

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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.





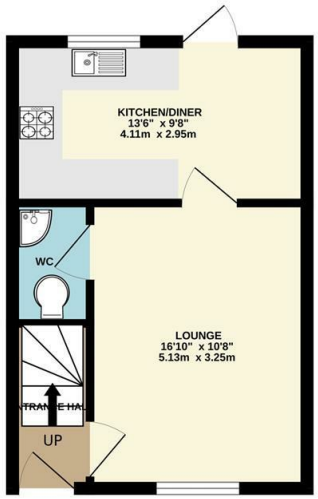




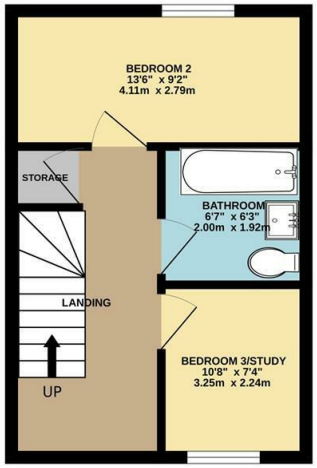
Directions

For Sat nav purposes use the postcode DE11 9BA

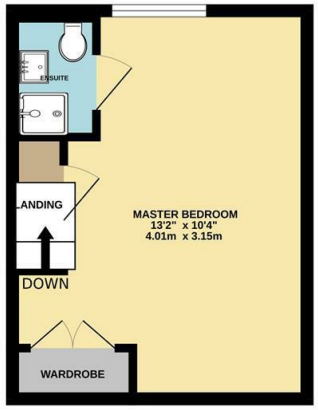
GROUND FLOOR



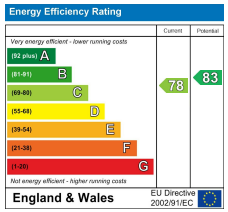
1ST FLOOR

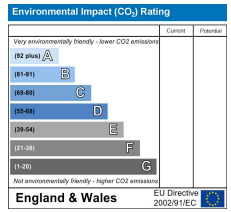


2ND FLOOR



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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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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