



67 Hastings Road
Swadlincote, DE11 9AJ
Price guide £205,000



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**** PRICE GUIDE £205,000 - £210,000 ****

**** LIZ MILSOM PROPERTIES **** are delighted to bring This three-bedroom detached family home, offered with no upward chain to the market. This home is situated in a popular and well-established area close to Swadlincote town centre. The property features a bright and spacious front lounge with a feature fireplace, a fitted kitchen diner, and a ground floor extension providing a WC/utility area with storage and garden access.

Upstairs, there are three well-proportioned bedrooms, including two generous doubles, a good sized single bedroom and a family bathroom Outside, the property benefits from a large rear garden with patio, lawn and established borders, as well as private rear off-road parking.

Offering generous living space, practical accommodation and excellent potential, this home is ideal for families and those seeking a detached property.

- Detached three-bedroom family home Offered for sale with no upward chain
- Price Guide : £205,000 - £210,000
- Fitted kitchen diner & Generous front lounge with feature fireplace
- Ground floor WC/utility room
- Three well-sized bedrooms, including two doubles and a good sized single bedroom
- Family bathroom
- Large rear garden with patio, lawn and established borders
- Private off-road parking to the rear accessed via double gates
- Popular & convenient location
- EPC: TBC / TAX BAND : B



Location

Situated on Hastings Road in the popular residential area of Swadlincote, this property enjoys a convenient and well-connected location ideal for families and commuters alike. The town centre is just a short distance away, offering a range of shops, supermarkets, cafés, and everyday amenities, while nearby schools and leisure facilities add to the area's appeal. Excellent transport links provide easy access to Burton upon Trent, Derby, and the wider road network via the A444 and A511, making it a practical choice for those who travel for work. Surrounded by green spaces and countryside walks, the location also offers a pleasant balance between urban convenience and outdoor living.

Overview

67 Hastings Drive – Three-Bedroom Detached Family Home with No Upward Chain

Situated in a popular and convenient location close to Swadlincote town centre, this well-proportioned three-bedroom detached family home offers an excellent opportunity for buyers seeking a spacious property with further potential, available with no upward chain.

The property is set back from the road behind an entrance gate, with lawned borders, established shrubs and a variety of plants creating an attractive frontage. A pathway leads to the front door, opening into the entrance hall where stairs rise to the first-floor landing and a door leads through to the main living accommodation.

The front lounge is a generous and welcoming space, featuring a window to the front aspect which allows for an abundance of natural light, alongside a feature fireplace that adds character. From here, a door leads into the fitted kitchen diner, which provides ample space for both cooking and dining. The kitchen is fitted with a range of wall and base units with complementary rolled-edge worktops, integrated oven, hob and extractor, and a stainless steel sink positioned beneath a window overlooking the rear garden. There is additional space and plumbing for appliances, a further window to the side elevation, a useful understairs storage cupboard, tiled flooring, part-tiled walls and an electric storage heater.

An extended inner hall is accessed from the kitchen and provides a useful additional space with doors leading out to the rear garden and into the ground floor WC/utility room. This room is fitted with a low-level WC and pedestal wash hand basin, along with space and plumbing for appliances and further storage.

To the first floor, the landing leads to three well-proportioned bedrooms and the family bathroom. Bedroom one is positioned to the front of the property and benefits from a large window allowing plenty of natural light. The second bedroom, located to the rear, is another spacious double and includes a fitted wardrobe as well as views over the rear garden. The third bedroom sits to the front elevation and offers a useful fitted storage cupboard. The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, low-level WC and wash hand basin, complemented by part-tiled walls, extractor and an opaque window to the rear.

Externally, the rear garden is a particular highlight, offering a generous space ideal for families. It features a patio seating area, a large lawn with established borders, and a pathway leading to private off-road parking at the rear. The gravelled driveway is accessed via double gates from Hastings Road and is further enhanced by garden sheds providing useful outdoor storage. Fenced boundaries provide privacy and a side gate leads back to the front of the property.

Overall, this property presents a fantastic opportunity to acquire a detached family home in a sought-after location, with the added advantage 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

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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.

Property to Sell? Then why pay more?....

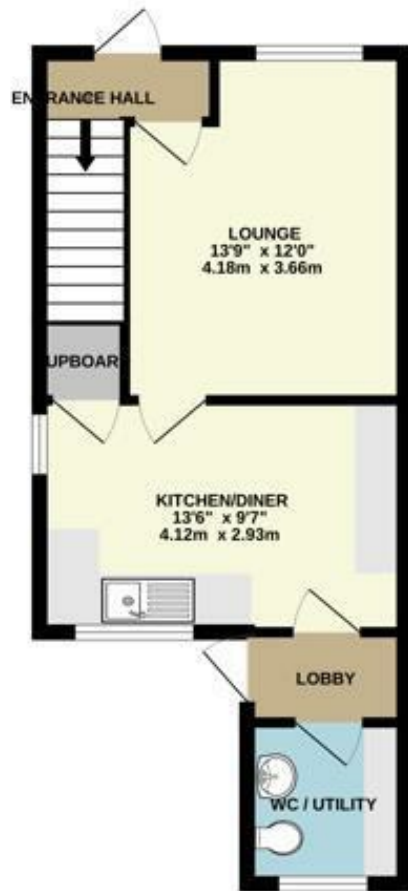
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Disclaimer

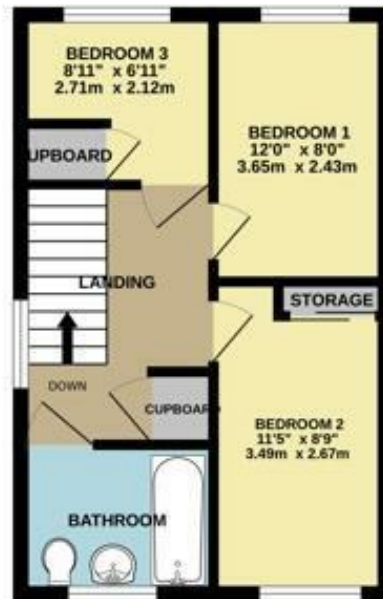
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.4 sq.m.) approx.

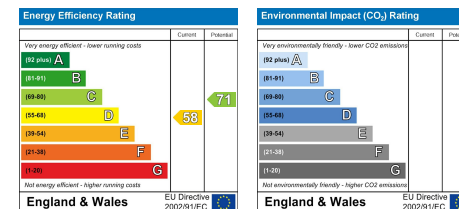


TOTAL FLOOR AREA: 644 sq.ft. (59.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained here, measurement of walls, windows, doors 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.
Made with floorplan clickit

Directions

For Sat nav purposes use postcode DE11 9AJ



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COUNCIL TAX

Band:

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

