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**156 Meadow Lane
Swadlincote, DE11 0UT
Price guide £130,000**

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GUIDE PRICE : £130,000 - £135,000

***** LIZ MILSOM PROPERTIES ***** are delighted to bring 156 Meadow Lane to the market. Offered for sale with no upward chain, this two-bedroom semi-detached bungalow enjoys a popular location in Newhall and is ideal for downsizers or those seeking single-storey living. Featuring a spacious lounge, fitted kitchen, accessible wet room, generous rear garden, driveway and excellent privacy, this delightful home offers low-maintenance living with early viewing highly recommended. EPC: C/ TAX BAND: A. CALL THE OFFICE TODAY TO ARRANGE YOUR VIEWING!

- GUIDE PRICE : £130,000 - £135,000
- Two bedroom semi-detached bungalow offered for sale with no upward chain
- Spacious lounge
- Fitted kitchen
- Accessible wet room
- Generous rear garden
- Driveway providing off-road parking
- Popular location
- Viewing highly recommended
- EPC: C / TAX BAND: A



Location

Situated in a well-established residential area of Newhall, 156 Meadow Lane enjoys a convenient location with a range of everyday amenities close by. The property is within easy reach of local shops, supermarkets, schools and healthcare facilities, while nearby Swadlincote town centre offers a wider selection of retail, leisure and dining options. Excellent transport links provide straightforward access to Burton upon Trent, Derby and the A42/M42, making the area ideal for commuters. Residents can also enjoy nearby parks, countryside walks and recreational facilities, offering an appealing balance of convenience and outdoor lifestyle.

Overview

Offered for sale with no upward chain, this well-presented two-bedroom semi-detached bungalow occupies a popular residential location in Newhall and represents an excellent opportunity for those looking to downsize or enjoy single-storey living.

To the front of the property, a low-maintenance driveway provides off-road parking alongside a manageable lawn. Mature hedging together with walled and fenced boundaries offer a good degree of privacy. A pathway leads to the entrance porch, while a secure side gate provides access to the rear garden.

The accommodation begins with a welcoming entrance porch, featuring carpeted flooring and useful space for coats and shoes. A door opens into the spacious lounge, which enjoys plenty of natural light from a front-facing window and offers ample space for a range of freestanding furniture.

The kitchen is fitted with a range of matching wall and base units, complemented by vinyl flooring. Integrated appliances include an electric oven, gas hob and stainless steel sink positioned beneath a window overlooking the side elevation. There is also plumbing and space for additional appliances. The fridge freezer and washing machine are available by separate negotiation.

An inner hallway provides access to both bedrooms and the wet room. The principal bedroom is a generous double overlooking the rear garden, complete with carpeted flooring and space for wardrobes. Bedroom Two is a comfortable single bedroom with carpeted flooring and the added benefit of a door leading directly into the rear garden, making it ideal as a guest room, home office or hobby room.

Completing the accommodation is the wet room, fitted with anti-slip flooring, an electric Mira shower, low-level WC, pedestal wash hand basin and fully tiled walls.

Externally, the rear garden is a particular feature of the property, offering a generous lawn alongside a patio seating area accessed via a ramp, making it both practical and accessible. Fenced boundaries provide privacy, while a side gate leads back to the front of the property.

Situated in the ever-popular area of Newhall, this bungalow offers comfortable, low-maintenance living and is ideally suited to downsizers, retirees or buyers seeking the convenience of single-storey accommodation. Early viewing is highly recommended.

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?....

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.

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

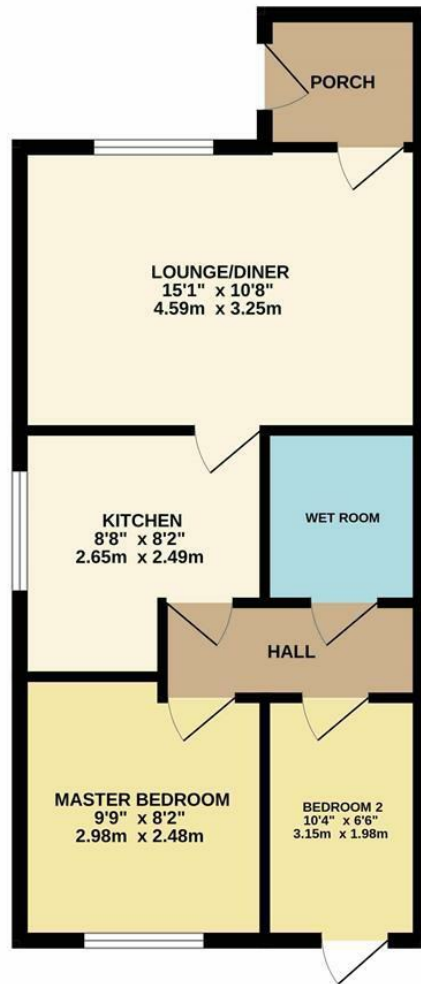
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended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

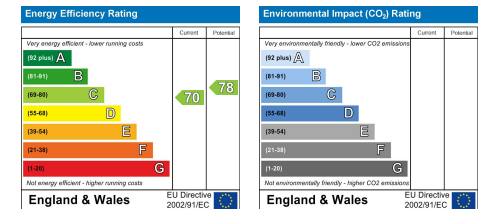


GROUND FLOOR
471 sq.ft. (43.7 sq.m.) approx.



Directions

For sat nav purposes use the postcode DE11 0UT



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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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Your home may be repossessed if you do not keep up repayments on your mortgage.
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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