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118 Meadow Lane
Swadlincote, Derbyshire DE11 0UT
£200,000

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***** LIZ MILSOM PROPERTIES ***** are delighted to bring 118 Meadow Lane to the market. A spacious and well-presented two-bedroom semi-detached home occupying a popular setting in Newhall. The property offers generously proportioned accommodation including a spacious lounge, dining room, fitted kitchen, modern ground-floor shower room and useful brick-built garden room. To the first floor are two good-sized double bedrooms. Externally, the property benefits from a large block-paved driveway providing ample off-road parking, secure gated side access and a low-maintenance, non-overlooked rear garden. An ideal opportunity for first-time buyers or those seeking a generously sized home with practical living accommodation and an easy-to-maintain outdoor space. EPC: D/ TAX BAND: A. Contact the office today to arrange your viewing !

- Spacious two-bedroom semi-detached home in a popular setting
- Spacious lounge with feature fireplace
- Separate dining room
- Garden room/ Conservatory
- Private low maintenance rear garden
- Large block-paved driveway providing ample off-road parking
- Fitted kitchen
- Modern ground-floor shower room
- Two well-proportioned double bedrooms
- EPC : D/ TAX BAND: A



Location

Situated in the popular setting of Newhall, 118 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

Situated in a popular setting in Newhall, this spacious two-bedroom semi-detached home offers well-proportioned accommodation arranged over two floors, complemented by generous off-road parking and a low-maintenance rear garden. The property would make an excellent choice for first-time buyers, downsizers or those seeking a comfortable home with useful and spacious living space and easy-to-maintain outdoor areas.

To the front, a large block-paved driveway provides ample off-road parking, with car charging point, a secure side gate giving access to the side and rear of the property. The front entrance opens into a useful entrance porch, providing an ideal space for coats and shoes, with a further door leading into the spacious lounge.

The lounge is positioned to the front of the property and benefits from carpeted flooring, radiator and a feature fireplace creating an attractive focal point. A window provides a pleasant outlook, while a door leads through to the fitted kitchen.

The fitted kitchen offers a range of wall and floor-mounted units, providing ample storage, complemented by worktops. Integrated appliances include a sink with drainer, oven and extractor, while there is further space for additional appliances, part tiling to the walls, tiled flooring and a side-aspect window. A door leads into the generous dining room.

The dining room provides excellent additional living and entertaining space, featuring carpeted flooring, radiator and an internal window overlooking the garden room/conservatory

A hallway from the kitchen provides access to a useful storage cupboard, offering valuable additional storage, and leads through to the modern ground-floor shower room. The shower room comprises a low-level WC, vanity wash hand basin with built-in storage and shower cubicle with shower screen. The room is finished with wet wall panelling to the walls, tiled flooring and benefits from an extractor.

Also accessed from the hallway is the garden room / lean to conservatory, a particularly useful addition to the accommodation. Being brick built, the room benefits from dual-aspect windows overlooking the garden, together with a door providing direct access to the rear garden. This versatile space could suit a variety of uses depending on individual requirements.

To the first floor, there are two well-proportioned double bedrooms. Bedroom One is a particularly good-sized room with a front-aspect window, carpeted flooring and ample space for a range of freestanding furniture. Bedroom Two is another generous double bedroom, enjoying a rear-aspect window, carpeted flooring and plenty of space for freestanding furniture.

The rear garden is a great size, providing a low-maintenance outdoor space, predominantly laid to block paving, with ample room for a seating area with useful gazebo and sheds. A side gate provides convenient access back to the

front of the property, while fenced boundaries offer privacy and the garden is non-overlooked.

This home also benefits from a heat pump & solar panels ideal for lowering electricity bills. The current sellers have advised they may be willing to include the solar panel batteries in the sale however this would be dependent on negotiation.

Overall, Meadow Lane represents an excellent opportunity for first-time buyers looking to take their first step onto the property ladder, as well as those seeking well-sized accommodation with generous parking and a low-maintenance, private outdoor space in a popular Newhall setting.

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.

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Closed - Sunday

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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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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, 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

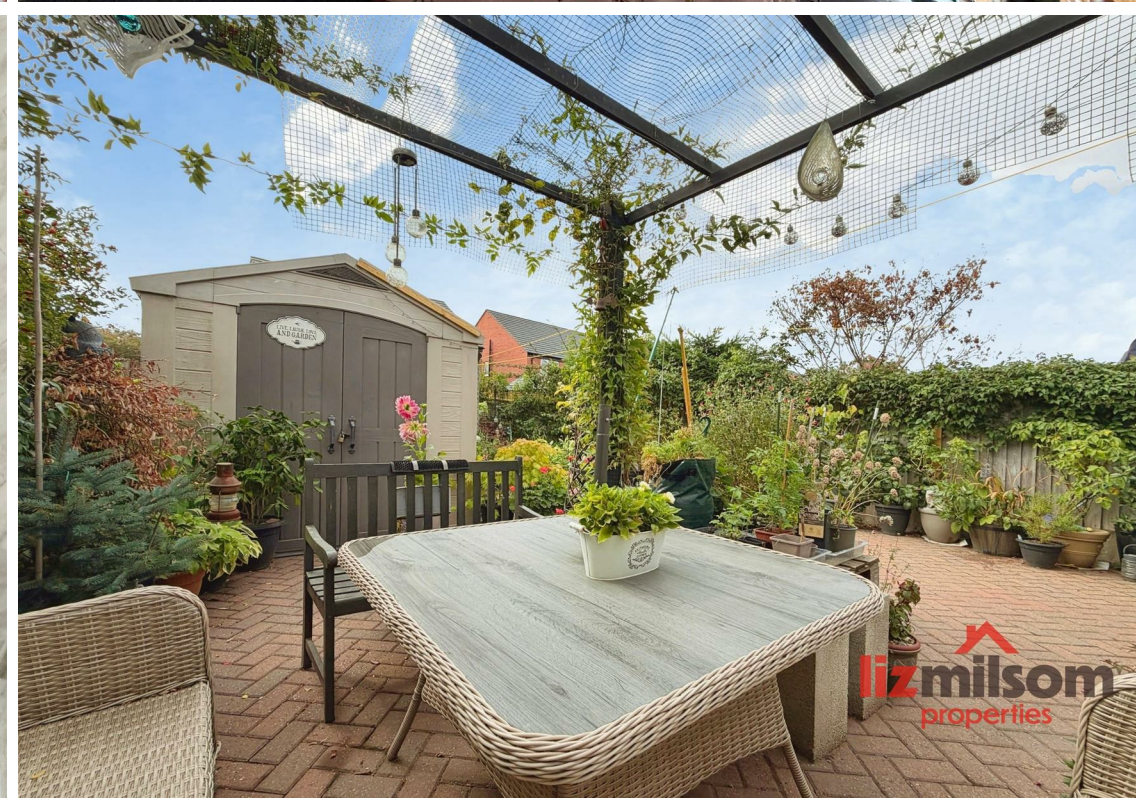
As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We 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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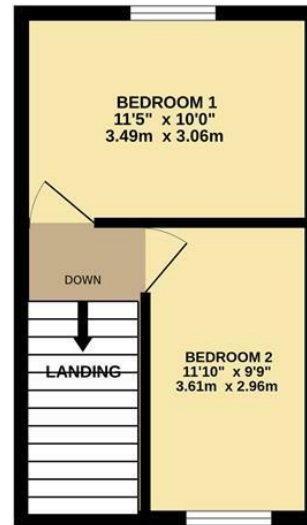
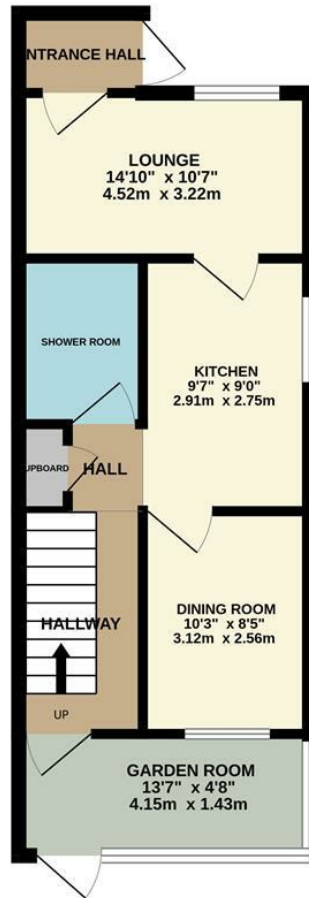
Disclaimer

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.



GROUND FLOOR
347 sq.ft. (32.3 sq.m.) approx.

1ST FLOOR
220 sq.ft. (20.5 sq.m.) approx.

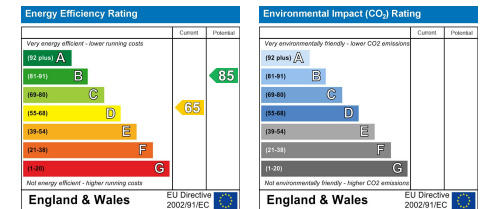


TOTAL FLOOR AREA: 567 sq.ft. (52.7 sq.m.) approx.

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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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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