

28 Coral Lane
Swadlincote, DE11 0XU
£250,000

lizmilsom properties

28 Coral Lane, Swadlincote, DE11 0XU

PERFECT FOR FIRST TIME BUYERS - Outstanding 2021 Avant Homes built, Queensbridge design semi detached family home with SPLENDID OPEN PLAN FITTED KITCHEN/LIVING AREA. Sought after and convenient popular development within walking distance of the village centre including shops, schools, doctors, dentist, bus service, park, restaurants, public houses and good access to major road links. Immaculate contemporary interior designed with flair, NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including woodgrain interior doors, luxury vinyl tiled flooring, spotlights, wired in smoke alarms, gas central heating, UPVC double glazing . Spacious accommodation offers open plan living fitted dining kitchen, utility station, separate WC and lounge with bi fold doors. Three bedrooms (main with en suite shower room) and family bathroom. Driveway and garage space (subject to planning permission) Well kept front and enclosed rear garden. EPC rating B , Council Tax B. Viewing highly recommended CALL LIZ MILSOM PROPERTIES dedicated sales team on 01283 219336.

- Built by Avant Homes in late 2021
- Built to the Queensbridge design
- Splendid detached 3 bed family home
- Superb open plan Living Kitchen
- WC/Guest Clokas, En suite to master
- Two further bedrooms , family bathroom
- Driveway providing off road parking
- Pleasant front and rear gardens
- Excellent roadlinks to the M42, A511
- Competitively priced - Motivate sellers







Location
The property is pleasantly situated on the impressive 'Cadley Village ' development in Swadlincote by Avant Homes. The development is ideally located within walking distance of the bustling town centre. Swadlincote is well placed for the commuter with excellent road links leading to Burton upon Trent, Ashby de la Zouch and Derby with the major A-roads of the A444, A511 and A38. The M42 is also easily accessible which in turn leads to the major cities. Swadlincote town itself, which has a good range of facilities including the Greenbank Leisure Centre, eateries, Cinema, a variety of supermarkets and shopping facilities and schools are also within walking distance. Doctors Surgery and Health Centre (located just down the road) and the bus station is central close to the Library.

Overview - Accommodation
Upon entering, the property you are welcomed into a spacious and contemporary open plan kitchen-diner, fitted with an excellent range of modern wall and base units with integrated appliances including hob, extractor, electric oven, drainer sink, microwave, dishwasher, fridge freezer. Under-stairs storage and under-counter lighting enhance practicality and style, a window overlooks the front aspect and allows for plenty of natural light. This room then opens into the inviting living space is bright and airy, featuring triple-glazed three-panel bi-fold doors which flood the room with natural light and open directly onto the rear garden — perfect for modern family living.

The ground floor also offers a convenient guest cloakroom benefiting from low level wc , wash hand basin & frosted glass window to the front aspect.

To the first floor are two generous double bedrooms and a further well-proportioned single bedroom and a loft hatch which provides access to the loft which is insulated. Bedroom One is a generous size double located to the rear of the property with carpeted flooring, window to rear elevation. Bedroom One also benefits from built-in wardrobes and a stylish en-suite shower room consisting of mains shower cubicle, low level wc and wash hand basin and tiling to walls and floor. Whilst bedroom Two is another fantastic size double also benefiting from carpet flooring and fitted wardrobes. Bedroom Two is located to the front of the property with a window overlooking the front elevation. Bedroom Three is a good size single bedroom located to the rear with carpeted floor and a window overlooking the delightful rear garden. The contemporary family bathroom is finished with luxurious full-height tiling and includes a three piece suite consisting of panelled bath with shower over, low level WC and wash hand basin.

To the rear, the delightful rear garden is a good size with patio, large lawn area, outside tap and power sockets, fence panelled boundaries provide privacy and side gate leads back to the front of the property.

Overall this home offers a fantastic opportunity to secure a beautiful home in a popular modern development in the heart of Swadlincote. Offered with no upward chain, making it an ideal, move-in-ready modern family home.

The well presented accommodation:-

Ground floor :

Downstairs Cloaks/WC
5'8" x 3'5" (1.74m x 1.06m)

Extensively fitted open plan Dining Kitchen
17'7" x 12'11" (5.37m x 3.96m)

Open plan Lounge
17'8" x 11'1" (5.41m x 3.38m)

First floor and Landing

Main bedroom
14'6" x 10'1" (4.42m x 3.08m)

En-suite Shower room
7'1" x 3'10" (2.18m x 1.19m)

Bedroom 2
12'6" x 9'11" (3.82m x 3.03m)

Bedroom 3
11'5" x 6'8" (3.49m x 2.05m)

Main bathroom
7'3" x 6'7" (2.22m x 2.03m)

Outside
The property occupies a pleasant position boasting its own private tandem driveway to the side providing ample off-road parking for multiple vehicles. Gated access leads to a generous and fully enclosed private rear garden, complete with panelled fenced boundaries, shed, large lawn area and a patio area — ideal for outdoor entertaining with friends and family. To the rear, the delightful rear garden is a good size with patio, large lawn area.

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

CALL THE MULTI-AWARD WINNING AGENT TODAY

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.

Additional important information
Any prospective buyer should be aware that there would be a service charge payable per annum, currently £262.00 - Trust Green.

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.

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.

LMPL/LMM/LH. 22.08.2026/1 DRAFT

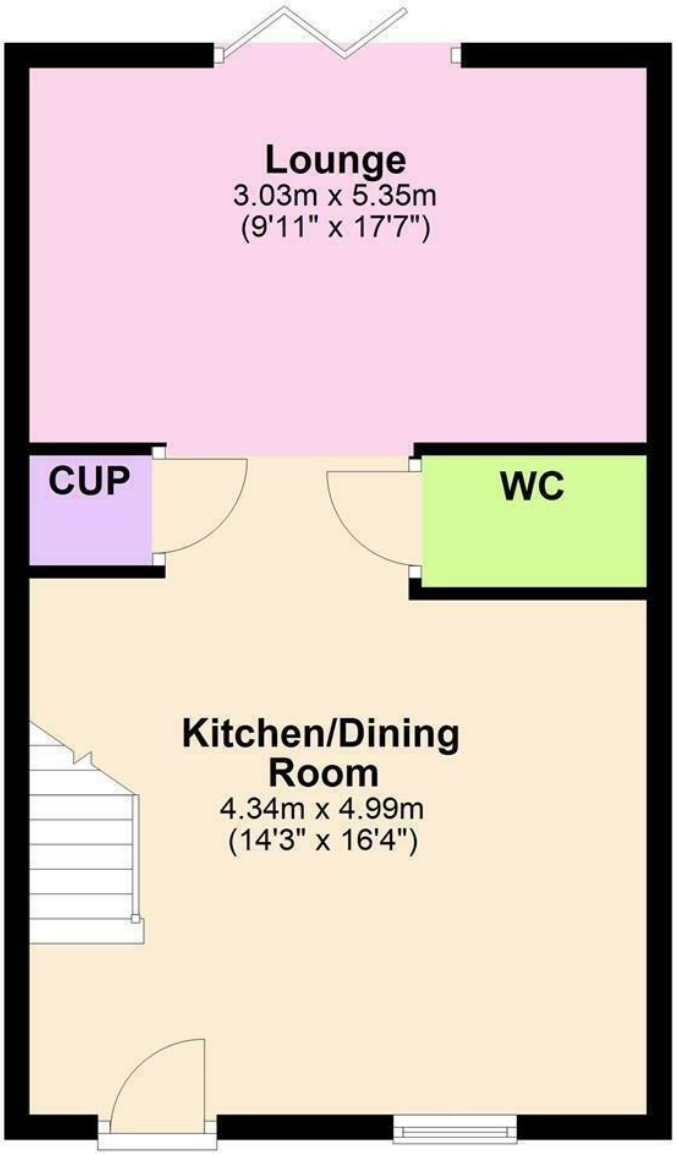




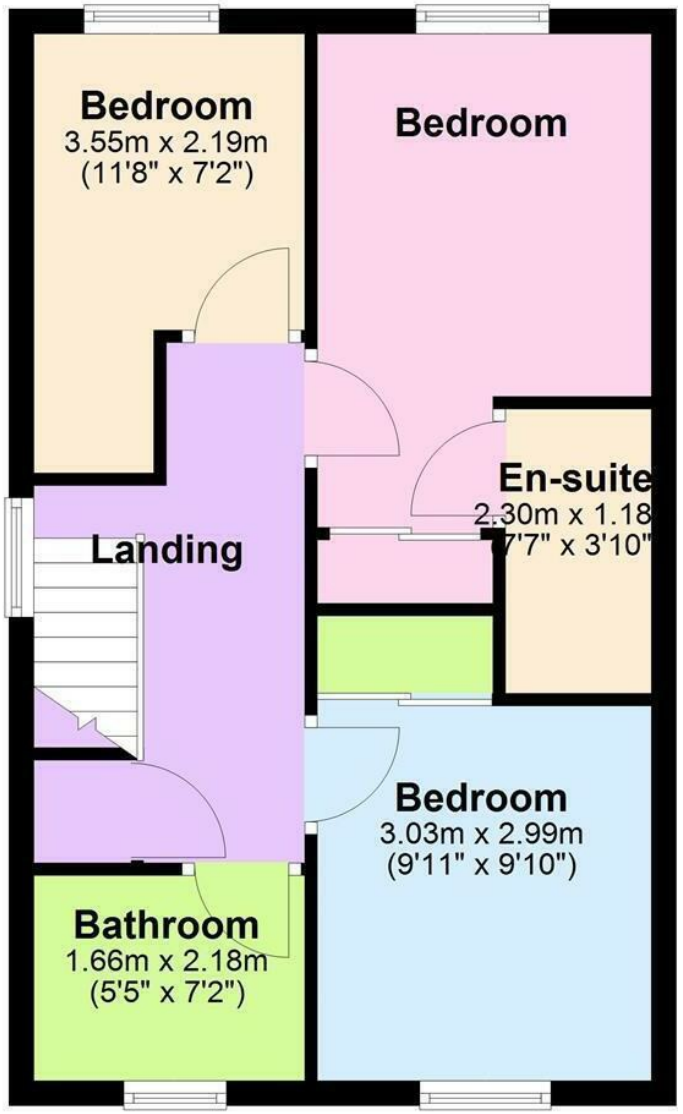




Ground Floor

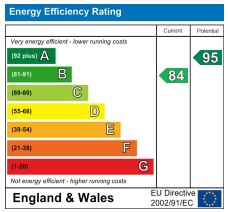


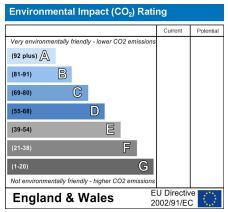
First Floor



Directions

For SAT NAV purposes use DE11 0XU





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

Directors: E M Milsom G T Milsom

t 01283 219336

m 07974 113853

e liz.milsom@lizmilsomproperties.co.uk

w lizmilsomproperties.co.uk

COUNCIL TAX

Band: C
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.

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:

Call: 01283 219336
Online: www.mortgageadvicebureau.com/lizmilsom

Mortgage Advice Bureau

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.

MAB 6202

