

43 Chiltern Road
Swadlincote, DE11 9ED
Offers over £235,000

lizmilsom properties

43 Chiltern Road, Swadlincote, DE11 9ED

Extended detached family home - plenty of scope to improve! This three bedroom detached house offers generously sized accommodation that includes a lounge/diner, fitted kitchen leading through to large Conservatory. 3 bedrooms and family bathroom. Side drive way leading to carport and delightful private rear garden. Added benefit of gas central heating & solar panels to help with energy efficiency. Situated on the popular Walton Park, within walking distance of Swadlincote, the property has NO UPWARD CHAIN. EPC awaited - Council Tax Band C.VIEWING ADVISED - Call our dedicated sales team TODAY on 01283 219336. -

- Offered with No Upward Chain
- Solar panels for energy efficiency
- Fitted Kitchen with some appliances
- Splendid sized Conservatory
- Drive, carport & rear garden
- Extended detached family home
- Some areas of upgrading
- Spacious Lounge/Diner
- 3 bedrooms & Bathroom
- Viewing highly recommended







Location
The Walton Park area of Swadlincote, is a highly popular and sought after area, within walking distance of the amenities of Swadlincote. The property is also well placed for local schools, The National Forest and access to the M42 making it an ideal commuter base.

Overview - Ground floor
Welcoming Entrance: An enclosed front porch opens into a central entrance hallway, with stairs leading to the first floor.
Bright Living Room: The inviting lounge features a large picture window to the front, filled with natural light, and a focal fire surround with fitted electric fire with raised hearth. The room then leads to the dining area, having had the wall removed to create an easy flow for entertaining. Sliding patio doors then lead into the generous sized Conservatory with laminate flooring throughout, this is a splendid room which offers multi-functional living, with air conditioning unit and doors leading to the kitchen and low maintenance rear garden.
From the hallway is access to the functional well equipped fitted kitchen having an extensive range of white high gloss wall and floor mounted units with ample work surface areas and ample appliance spaces. Built in appliances include electric hob, extractor hood, double oven, grill, microwave, washing machine. Practical flooring, walk in Pantry and door leading to the Conservatory.

Overview - First floor
To the first floor, the main bedroom is located to the rear and has a range of fitted wardrobes and units. Bedroom two is also a double, located to the front again has a range of bedroom furniture as is bedroom three, a good sized single. The bathroom completes the accommodation located to the rear and has a contemporary bath, wash basin set with a bathroom storage unit , and closed closet wc.

Accommodation Measurements

Entrance Hall
11'10" x 6'1" (3.63m x 1.86m)

Lounge/Diner
23'5" x 11'11" reducing to 9'4" (7.14m x 3.65m reducing to 2.87m)

Fitted Kitchen
11'10" x 8'4" (3.63m x 2.56m)

Conservatory
18'3" x 8'7" (5.57m x 2.62m)

First floor & Landing

Bedroom
11'5" x 10'6" (3.49m x 3.22m)

Bedroom
11'11" x 9'3" (3.64m x 2.83m)

Bedroom
8'1" x 7'6" (2.48m x 2.30m)

Family Bathroom
8'8" x 6'0" (2.65m x 1.85m)

Outside
The property is set back from the road, behind a low maintenance slate garden area, smart side block paved driveway with covered carport.. A gate to the side provides access to the landscaped, low maintenance rear garden where there's a patio, paths, decking area and attractive floral borders artificial lawn, sheds and panelled fenced boundaries and greenhouse. Great views over Swadlincote and surrounding area.

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.

Viewing Strictly Through Liz Milsom Properties
To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

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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

Important Notes
Please note that Probate has been granted, which we hold on our file, so a sale can be completed swiftly, if required.

The Worcester Greenstar i Gas fired condensing combi boiler was installed on the 25 May 2021

We believe the solar panels are owned and we have the relevant Certificates.

EPC is awaited, Council Tax is with South Derbyshire District Council - Band C

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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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.

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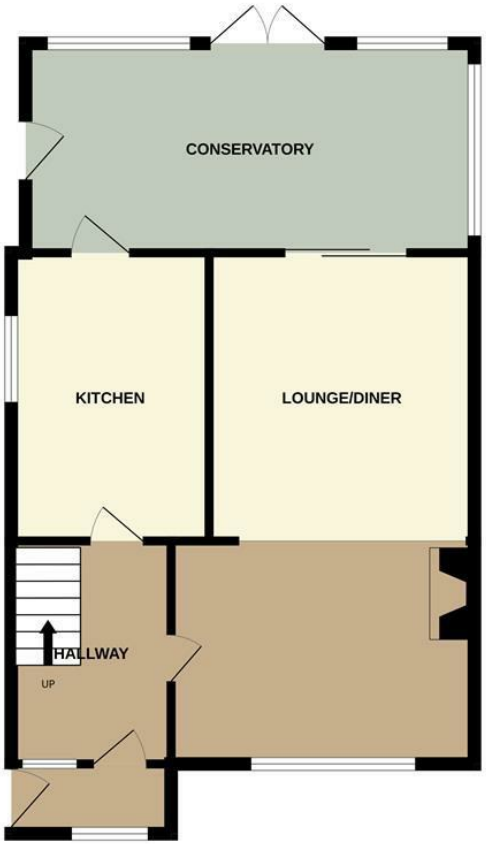

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GROUND FLOOR



1ST FLOOR

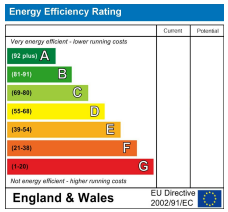


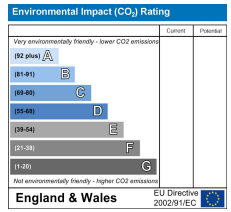
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 DE11 9ED





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.

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