

Park Close

Linton, Derbyshire, DE12 6QB

John 
German







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£299,950

NO UPWARD CHAIN - A stunning semi-detached village home, superbly extended and refitted with a new home feel. Highlights include open plan breakfast kitchen/living/dining room, master bedroom with en suite and lovely refitted bathroom, new driveway and low maintenance gardens.

This semi-detached home impresses throughout with ready to move into with a new home feel, extended, modernised and refitted by the current owner to offer a glamorous contemporary interior decorated in white all the way through and set behind a newly laid driveway which gives access to an integral single garage.

Front entrance door opens into a spacious hallway with wood effect flooring, spotlights, staircase off to first floor and doors leading off.

The lounge is light and spacious with window framing views to front and off the hallway is a smart, refitted guest WC with closed cupboard WC and wash hand basin set on vanity unit with cupboard under.

Without a doubt the highlight of the ground floor is the open plan breakfast kitchen/living/dining room. The kitchen area is well appointed with a range of base and eye level units with worksurfaces over and fitted breakfast bar. The units are finished in grey with integrated appliances including oven, microwave, hob and extractor hood, dishwasher and fridge/freezer, spotlights, high ceiling with two sky lights and living area with window overlooking rear gardens. There is a generous dining area with French doors opening out to rear and off the kitchen area is a useful internal door into the integral garage.

To the first floor, the landing has doors leading off to four bedrooms. The master is a particularly impressive double with an impressive en suite shower room with shower cubicle, fitted vanity units with WC and wash basin, part tiled walls, towel rail/radiator and window to rear.

Bedrooms two and three are both generous doubles whilst bedroom four is a comfortable single with these three bedrooms sharing a very stylish refitted bathroom with bath and shower over, shower screen and fitted vanity units with WC and wash basin, mirror, part tiled walls, tall wall radiator and window to rear.

Gardens to rear have been designed for low maintenance with a paved terrace, ideal for outside dining, gravelled surround and artificial lawn. The property backs onto woodland.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

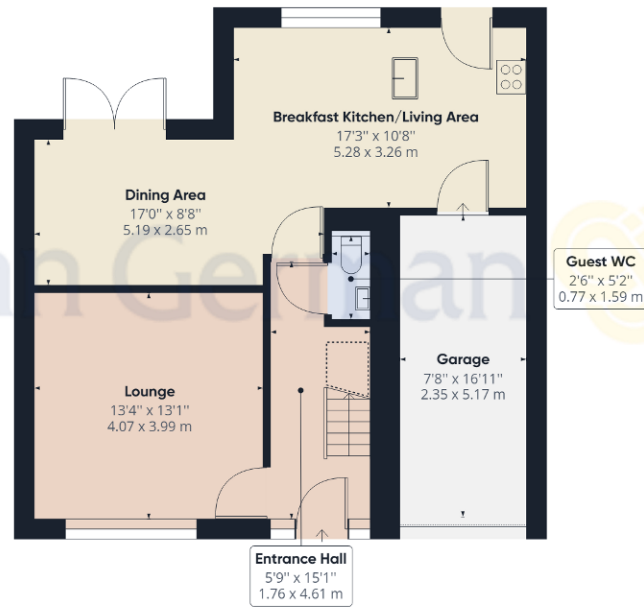
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.southderbyshire.gov.uk

Our Ref: JGA/30092022 **Local Authority/Tax Band:** South Derbyshire District Council / Tax Band B







Ground Floor Building 1

Approximate total area⁽¹⁾

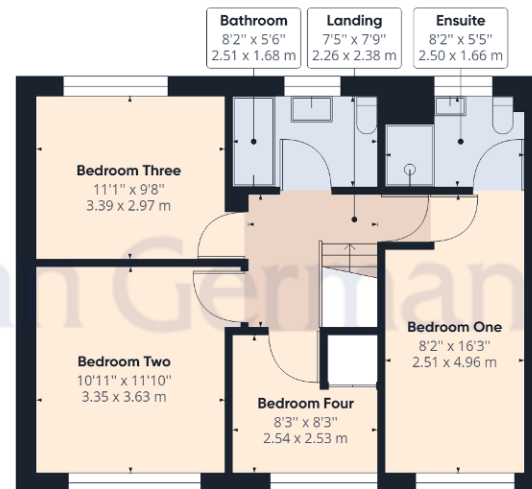
1296.89 ft²

120.49 m²

Reduced headroom

15.32 ft²

1.42 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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 contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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