

Caldwell Road

Swadlincote, DE12 6RX

John German





Caldwell Road

Swadlincote, DE12 6RX

£315,000

Four bedroom link detached property situated in the sought after village of Linton, overlooking beautiful fields to the front, with a fully renovated interior and immaculately presented rear garden.

No onward chain.



The first thing you will notice as you pull up is the fantastic aspect of the home as it fronts onto beautiful fields which give the property a lovely tranquil feel. This immaculate four bedroom link detached home has been fully renovated and is beautifully presented throughout. It is ideally located for local pubs, parklands and is an idea spot for families. The home also has great parking with an extra large single garage (with shoppers entry) and comfortably space for three cars on the driveway.

The impressive hallway is a great flexible space as it is completely shut off from the rest of the home offering security but also convenience when receiving deliveries or for those with pets.

The spacious lounge is located at the front of the home and has a lovely light and airy feel to it, it also takes in the views across the fields. This room has been completely redecorated and is a perfect space to relax.

The kitchen/dining room is across the hallway and looks out onto the beautiful manicured gardens. This entire room has been beautifully renovated. The dining space is a fantastic size and is the ideal spot for family dinners and hosting friends. This quality chefs kitchen has masses of bench space, fantastic storage options and quality appliances throughout. It will make meal times a breeze. The kitchen flows seamlessly into the large utility room which gives direct access into the garage from this room offering extra functionality.

The rear gardens have dual access from the utility and dining room through large double patio doors. They are immaculately presented and offer a great space to entertain with beautiful mature plants.

As you climb the central stairwell you get a real sense of space and light due to its design. The immaculate master bedroom is a fantastic size and overlooks the rear gardens. The three other bedrooms are all spacious and will accommodate the children for years to come. These bedrooms are all serviced by a lovely family bathroom. The bathroom is of great quality with floor to ceiling tiles, large shower, wash hand basin and WC.

Overall this property has been meticulously cared for and is now ready for its new owner to enjoy!

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.

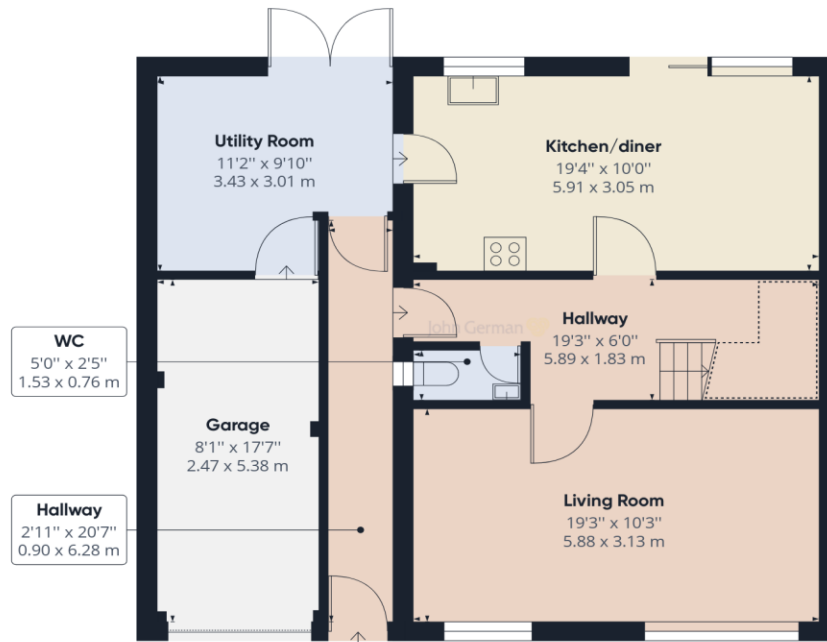
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.southderbysire.gov.uk

Our Ref: JGA/12062023

Local Authority/Tax Band: South Derbyshire District Council / Tax Band C







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1308.91 ft²
121.60 m²

Reduced headroom

25.42 ft²
2.36 m²

(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.

GIRAFFE360



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.

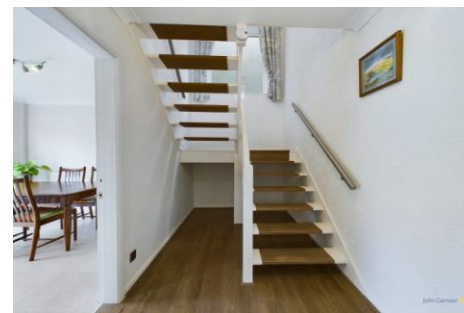
Referral Fees

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		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



John German

129 New Street, Burton-On-Trent, Staffordshire, DE14 3QW

01283 512244

burton@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



