

Main Street

Linton, Swadlincote, DE12 6QA

John German





Main Street

Linton, Swadlincote, DE12 6QA

Guide Price £240,000

An outstanding semi detached enjoying countryside views to the rear that is immaculately presented with 3 good sized bedrooms, smart fitted kitchen and a superb extended open plan living/dining room plus conservatory, garage and driveway.



Situated in the sought after South Derbyshire village of Linton that has a primary school, shop and pub. It is perfectly placed for countryside walks in the National Forest and close to Conkers Discovery Centre. The property is immaculately presented and ready to move into and enjoys countryside views to the rear.

Accommodation - A side entrance door opens into a spacious L-shaped reception hall. Straight ahead is the smart fitted kitchen having an attractive range of base, drawer and wall units complemented by contrasting worktops and tiled splashbacks. There is an integrated hob with oven under and extractor over plus space for further appliances. A window overlooks the front and door leads out to the side.

Across the rear is a good sized living room where an extension has created open plan access to a dining area overlooking the garden. Off the living area is a conservatory that has French doors out to the rear.

The garage has been partly converted to create a useful utility/store room where a door opens into the remainder of the garage, currently used as storage and having front entrance doors.

Completing the ground floor is the two piece guest's cloakroom.

On the first floor there are three good sized bedrooms and the smart modern fitted bathroom having a panel bath with shower and screen over, pedestal wash hand basin, WC, gloss finished walls and an airing cupboard housing the gas central heating combi boiler.

The property is set back beyond a generous paved driveway to the front providing plenty of parking and access to the garage store. Side access leads to the immaculately maintained rear garden with a block paved patio area, shaped artificial lawn, gravelled and paved areas surrounded by abundantly stocked beds and borders. There is a further terrace at the top of the garden perfectly placed to sit and enjoy those field views.

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

Our Ref: JGA/15062023

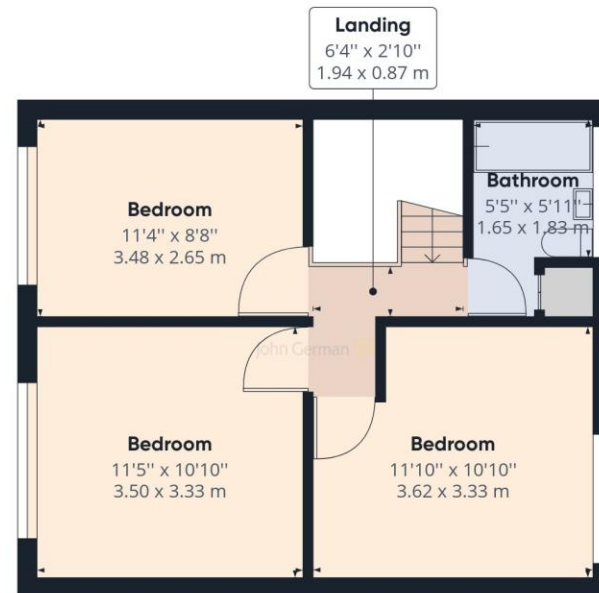
Local Authority/Tax Band: South Derbyshire District Council / Tax Band B







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1196.15 ft²

111.13 m²

(1) Excluding balconies and terraces

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		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@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



