

Park Close  
Linton  
DE12 6QB

£250,000

Occupying a WONDERFUL POSITION adjoining open countryside with SPECTACULAR VIEWS, this is a great opportunity to acquire a versatile 2/3 bedroom semi detached DORMER BUNGALOW that offers HUGE POTENTIAL to further adapt & improve to take full advantage of its FINE POSITION, single garage & NO CHAIN



# Property Features

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- Wonderful Position
- Fantastic Views
- Huge Potential
- Quiet Cul de Sac
- No Chain
- 2/3 Bedrooms
- Lounge & dining Room
- Fitted Kitchen
- Enclosed Garden
- Single Garage

# Full Description

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Position, Position Position are three key words that describe the quiet cul de sac location of this versatile 2/3-bedroom dormer style bungalow that adjoins and overlooks open countryside with breathtaking views as far as the eye can see.

Opportunities of this nature don't come along that often and with the huge potential on offer you can really make the property your own with careful design and thought to maximise the aspect. With a well presented interior the property has been carefully maintained and adapted, offering a very flexible interior extending to 888 sq.ft of living space, complemented externally by a long driveway approach, single garage and a private rear garden.

You are welcomed into the home via the deep entrance hall, the study offers potential to be used as a bedroom if

required, the lounge and dining room are perfect for family entertaining with the conservatory overlooking the garden, the fitted kitchen enjoys a comprehensive range of units and finally the bathroom enjoys a three-piece suite.

On the first floor are two bedrooms including bedroom one with elevated views and bedroom two with built in wardrobes. With a long driveway there is plenty of off road parking with access to the single garage and a delightfully enclosed private rear garden.

Strategically located in the popular commuter village of Linton which lies approximately 5 miles from Burton on Trent and is surrounded by the National Forest.

With a strong village community there is a vibrant village primary school, village hall, local church, shop & regular bus services into both Swadlincote and Burton. Lying on the A444 there is also swift access onto the M42 linking in the Midland's motorway network with Tamworth and Birmingham within 30 minutes' drive.

## TENURE

We are advised the property is Freehold

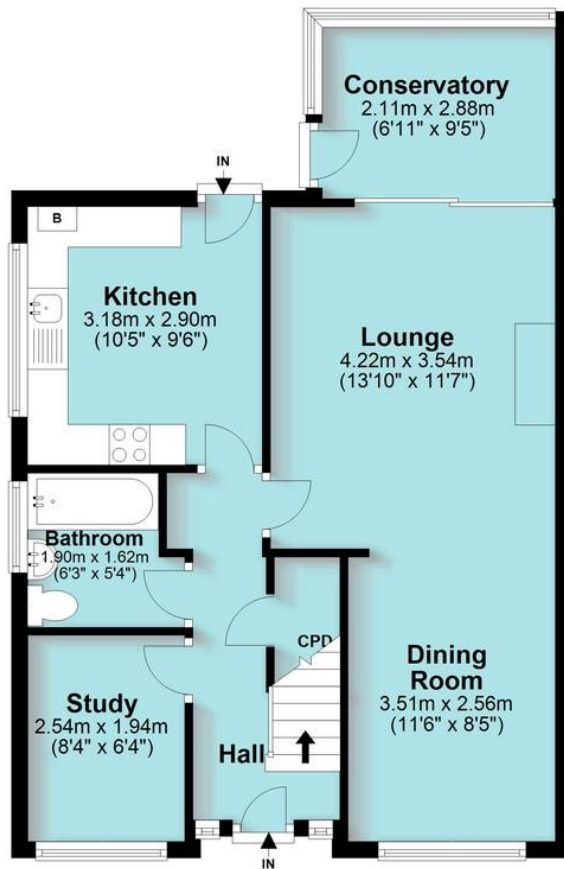
## COUNCIL TAX

The property is in Band B

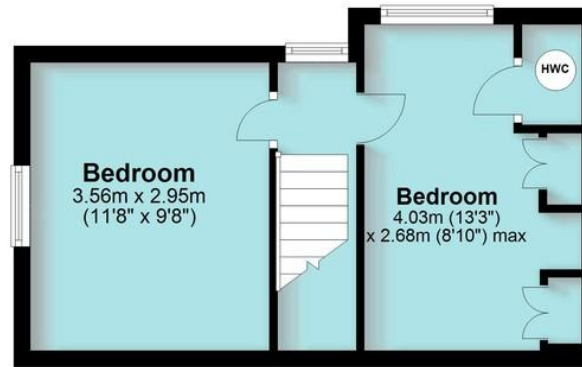




## Ground Floor



## First Floor



Total area: approx. 82.6 sq. metres (888.8 sq. feet)

8 The Pass Courtyard  
43 Market Street  
Ashby-De-La-Zouch  
Leicestershire  
LE65 1AG

[www.whiteheadsestates.co.uk](http://www.whiteheadsestates.co.uk)  
[info@whiteheadsestates.co.uk](mailto:info@whiteheadsestates.co.uk)  
01530 353170

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements