

Maitland Road

Linton, Swadlincote, DE12 6QU

John German





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£425,000

Former show home featuring a stunning and stylish interior ready to move into with views over the National Forest to front, with a spacious interior perfect for modern family life.



Situated on a popular modern development on the very edge of Linton with views over the National Forest adding that countryside feel is this stunning former show home, offering a stylish interior ready to move into and enjoy. Accommodation is arranged over three floors, with plenty of space throughout, perfect for a large family wishing to get outdoors in the local countryside, together with schools for all ages close by and being well placed for the nearby centres of Swadlinote, Burton-on-Trent, Tamworth and Lichfield.

Set off a private drive serving just three properties with a double width driveway to front and a good size integral garage. The front entrance door opens into a large reception hallway with feature mirror, useful understairs storage cupboard and doors leading off.

On your left is a door into a lovely reception room making an ideal home office/TV room/snug with window framing views to front.

Across the back of the house on the ground floor is a large open plan living/dining kitchen with a good size dining area with French doors opening out to the rear gardens, and a well appointed breakfast kitchen area with base and eye level units, worksurfaces, breakfast bar, integrated oven, hob and extractor and dishwasher. Window framing views to rear and door off to a useful utility room,

Completing the ground floor accommodation is the guest WC with close coupled WC and wash hand basin.

To the first floor there is a landing with doors leading off to further accommodation including a superb spacious lounge with plenty of room for the family to get together, with three windows framing those fantastic views towards the forest to the front.

Across the landing there are two luxuriously appointed bedrooms, both with the benefit of fitted wardrobes with mirrored glass and spotlights over, both bedrooms being double enjoying views to rear.

Completing the first floor accommodation is a well appointed family bathroom with bath, separate shower cubicle, pedestal wash hand basin and WC.

To the second floor where there is an exceptional master suite and two further bedrooms. The master bedroom features a large double bedroom area with skylights, leading through into a good sized dressing room with fitted wardrobes onto a spacious en-suite with shower cubicle, wash hand basin and WC.

Bedroom two on this floor is a large double, currently used as a cosy library/reading room, while bedroom three is a comfortable single with fitted wardrobes across one wall, providing useful storage currently used as a bedroom/home office.

To the rear the property features landscaped gardens with paved terrace, well established borders and side entrance via gate.

Buyers note: There is an estate management fee of £19pcm

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

Property construction: Traditional **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

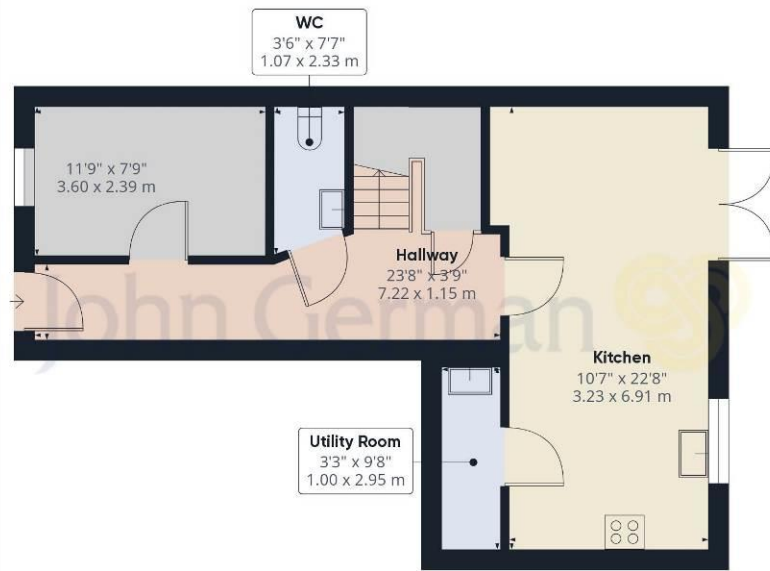
Local Authority/Tax Band: South Derbyshire District Council / Tax Band E

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

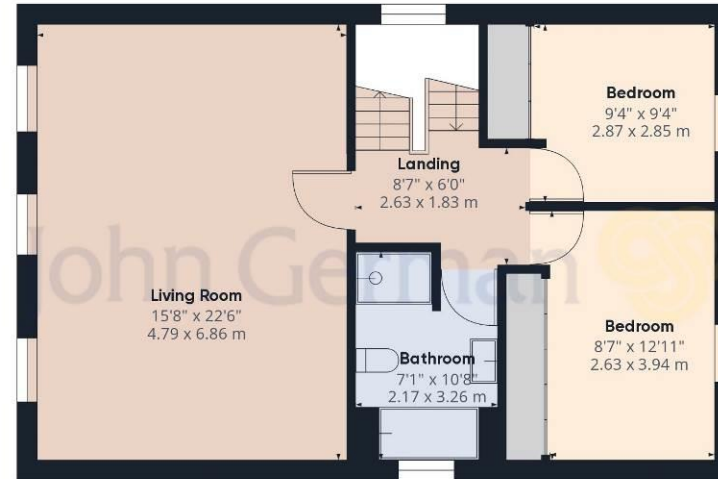
Our Ref: JGA30012024



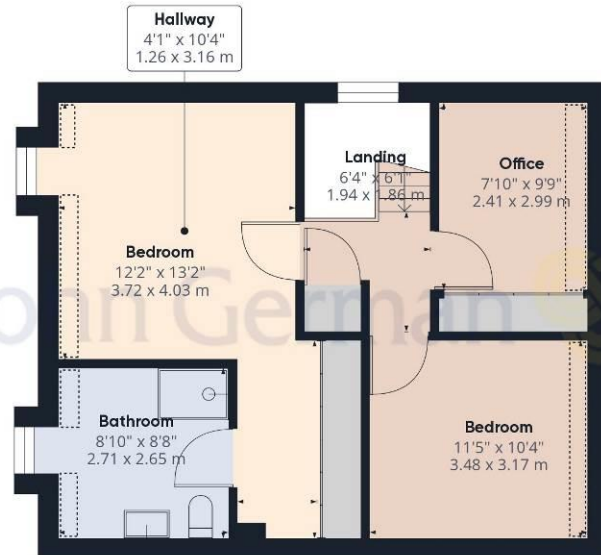




Ground Floor



Floor 1



Floor 2

Approximate total area⁰¹

1863.46 ft²

173.12 m²

Reduced headroom

35.76 ft²

3.32 m²

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

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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.

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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