

# Maitland Road

Linton, Swadlincote, DE12 6QU

John German





# Maitland Road

Linton, Swadlincote, DE12 6QU

Offers over £399,999

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 Swadlinoth, 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, work surfaces, 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/>

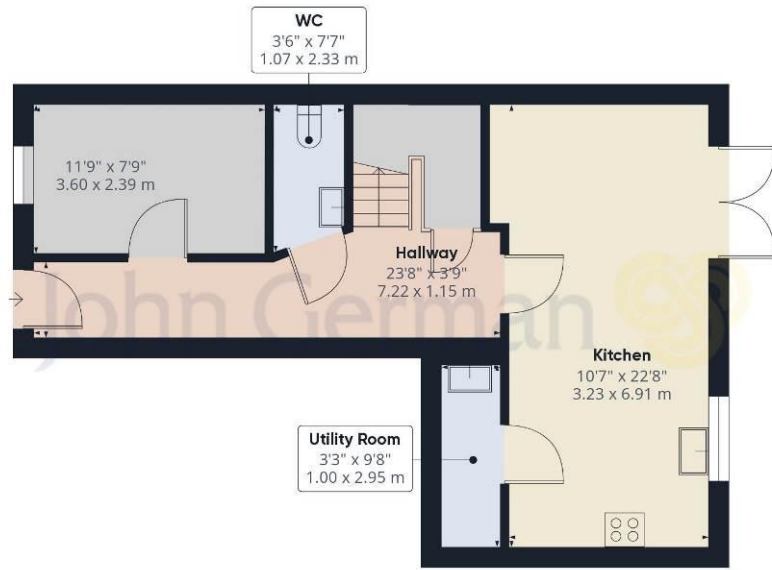
**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

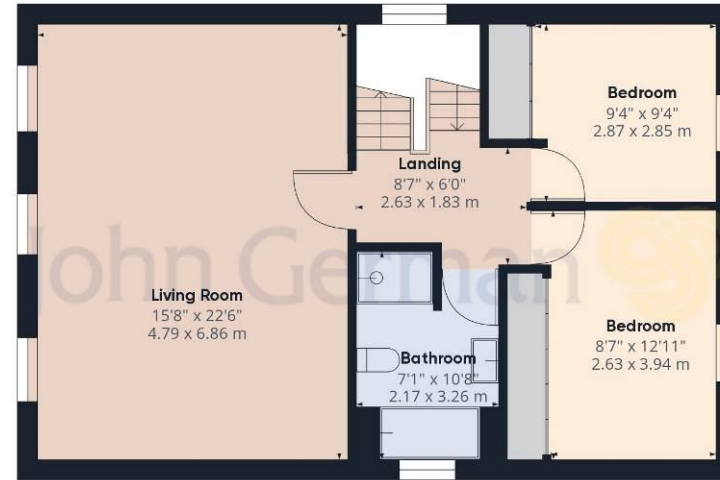
**Our Ref:** JGA30012024



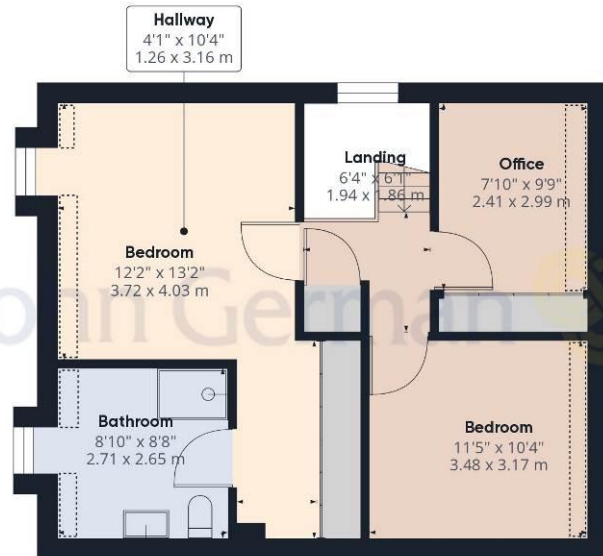




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1863.46 ft<sup>2</sup>  
173.12 m<sup>2</sup>

**Reduced headroom**

35.76 ft<sup>2</sup>  
3.32 m<sup>2</sup>

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.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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