

The Crest

Linton, Swadlincote, DE12 6QE



Traditional semi detached house with full width kitchen diner leading you into a large conservatory overlooking excellent sized garden with a feature garden cabin at the bottom. Off road parking. Early viewing is strongly recommended.

Offers in region of £245,000

John German 

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.

This traditional home would be an ideal first time buy or family property, it sits back from the road behind a full block paved frontage providing extensive off road parking with EV charger and the property has the benefit of a lean-to store/shed ideal for storage, parking motorbikes etc.

Behind the entrance door you will find the reception hall with stairs rising off. Immediately to your left you step into a well proportioned lounge which has laminate flooring underfoot and coving to the ceiling with front facing uPVC double glazed window.

A connecting door takes you through into a full width open plan kitchen diner. The kitchen has a range of soft grey base mounted cabinets running along two sides with complimentary countertops incorporating sink with mixer tap, integral hob with extractor hood above and oven beneath alongside integral dishwasher. There is ample space for a dining table and leading off the kitchen is a very useful guest WC. An internal door takes you into the store to the side.

A half glazed door then takes you into the adjoining conservatory, this is a wonderful room and a great living space having laminate flooring underfoot, two double radiators for all year round use and French double doors which take you out onto a rear timber decked patio area and the garden beyond.

Return to the hall and upstairs you will find there are three bedrooms alongside a family shower room with shower panelled walls, WC, vanity wash hand basin and a large oversized shower cubicle with electric shower above.

Outside, the south facing rear garden is a real feature of this property. Alongside a timber decked patio area, it is laid principally to lawn with flowering borders. At the very bottom of the garden is a purpose built cabin with power and light, double French doors entrance doors and windows to the front and side. This room would be ideal as an office/study/play space etc. To the front of the garden is a recently laid paved patio area to take full advantage of the summer sun.

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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 A

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

<https://www.gov.uk/check-if-property-is-affected-by-coal-mining>

Our Ref: JGA/28062024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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