

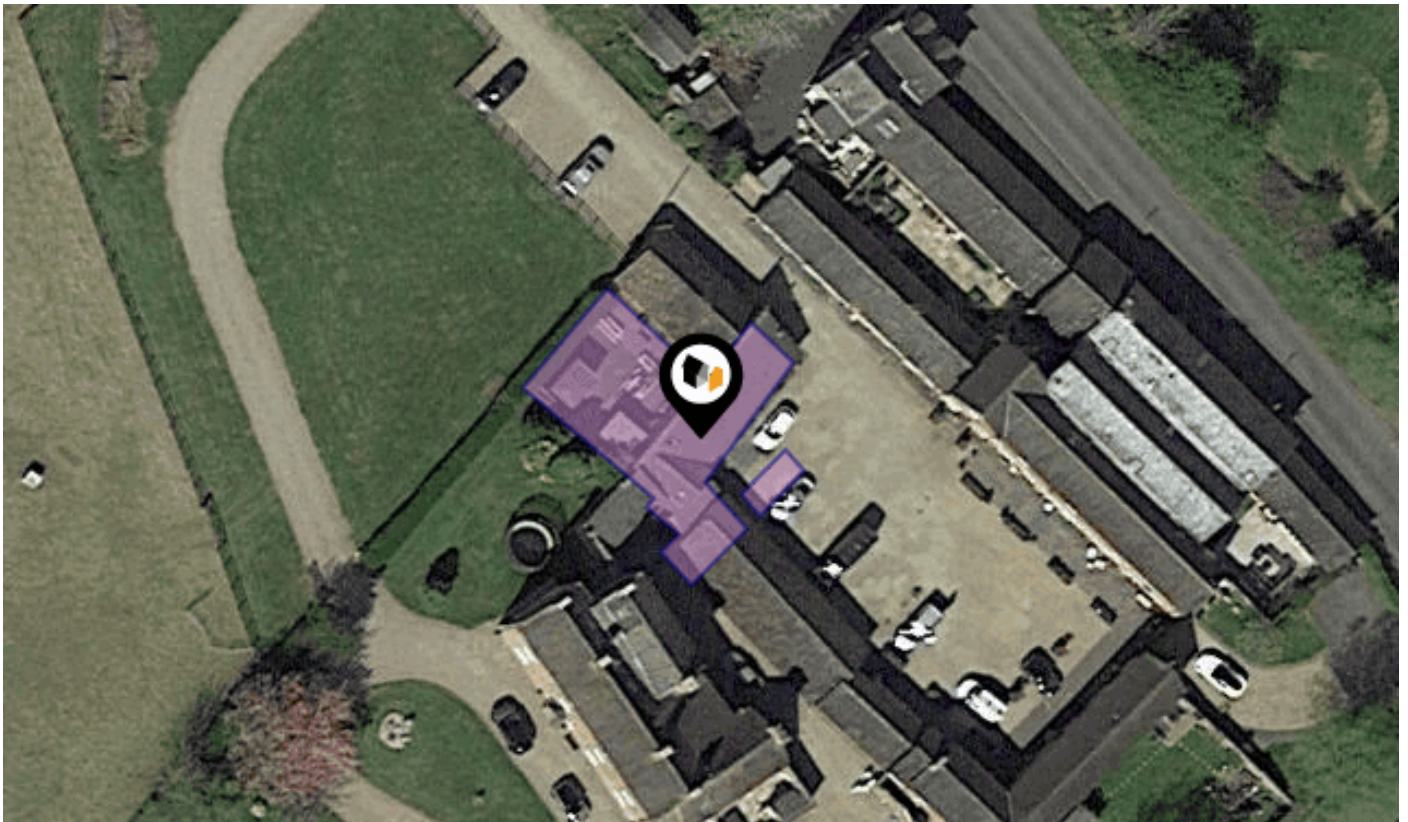


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 20th August 2024



**3 GRANGE FARM COURT, LINTON, SWADLINCOTE, DE12
6RP**

George Edwards

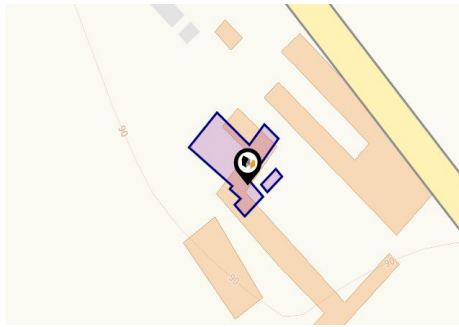
Oak Tree House, Atherstone Road, Measham, DE12 7EL

03333 057753

paul.halliday@georgeedwards.com

www.georgeedwards.com





Property

Type: Dwelling
Bedrooms: 2
Plot Area: 0.06 acres
Council Tax : Band D
Annual Estimate: £2,129
Title Number: DY451943
UPRN: 10013902768

Last Sold Date: 11/06/2010
Last Sold Price: £225,000
Tenure: Freehold

Local Area

Local Authority: Derbyshire
Conservation Area: No
Flood Risk:

- Rivers & Seas: No Risk
- Surface Water: Very Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

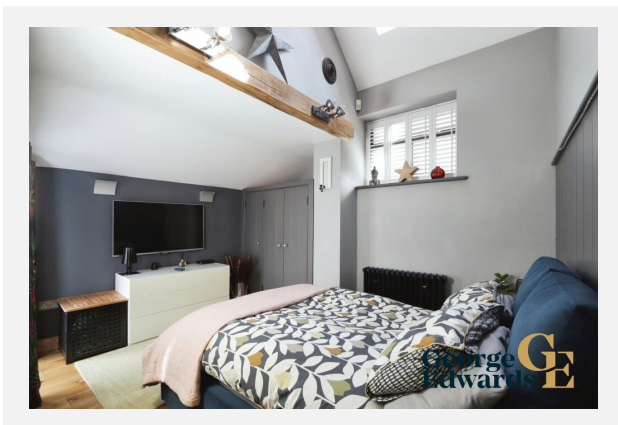
8	140	-
mb/s	mb/s	mb/s

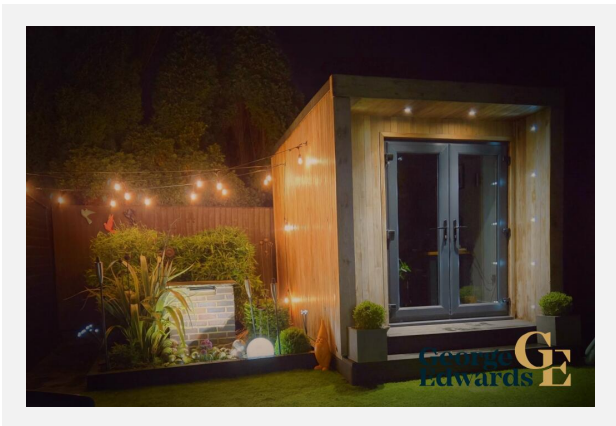
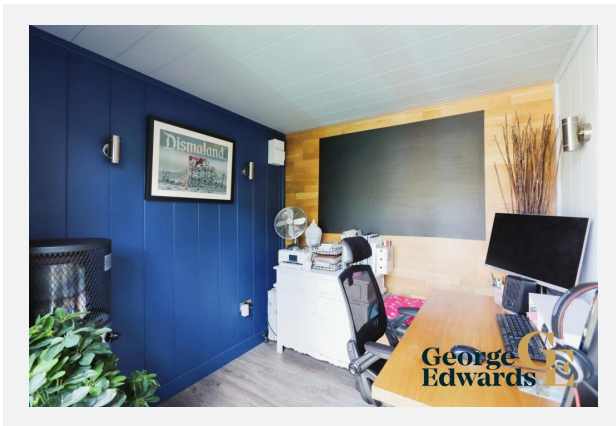
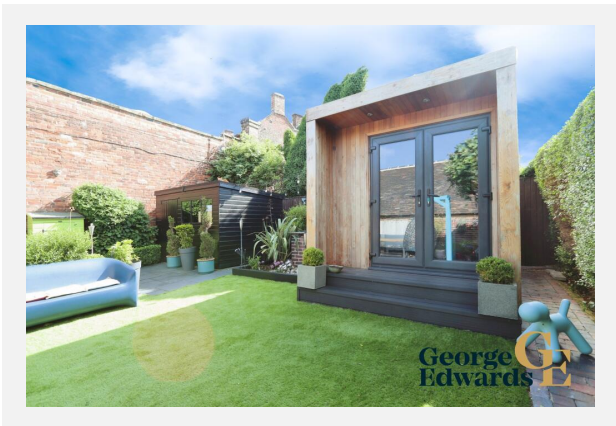
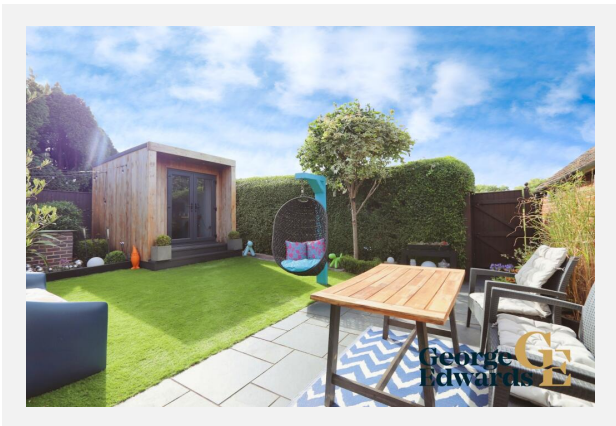
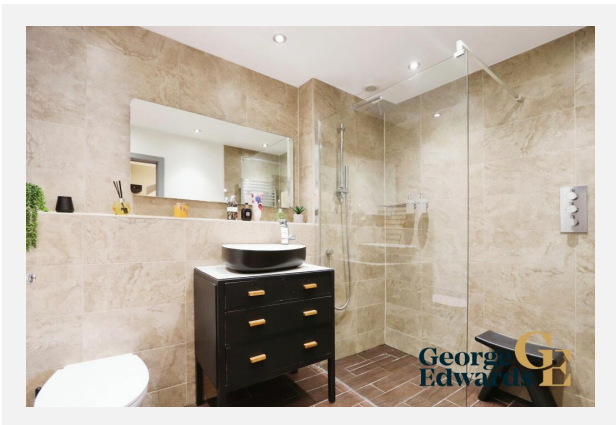
Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:

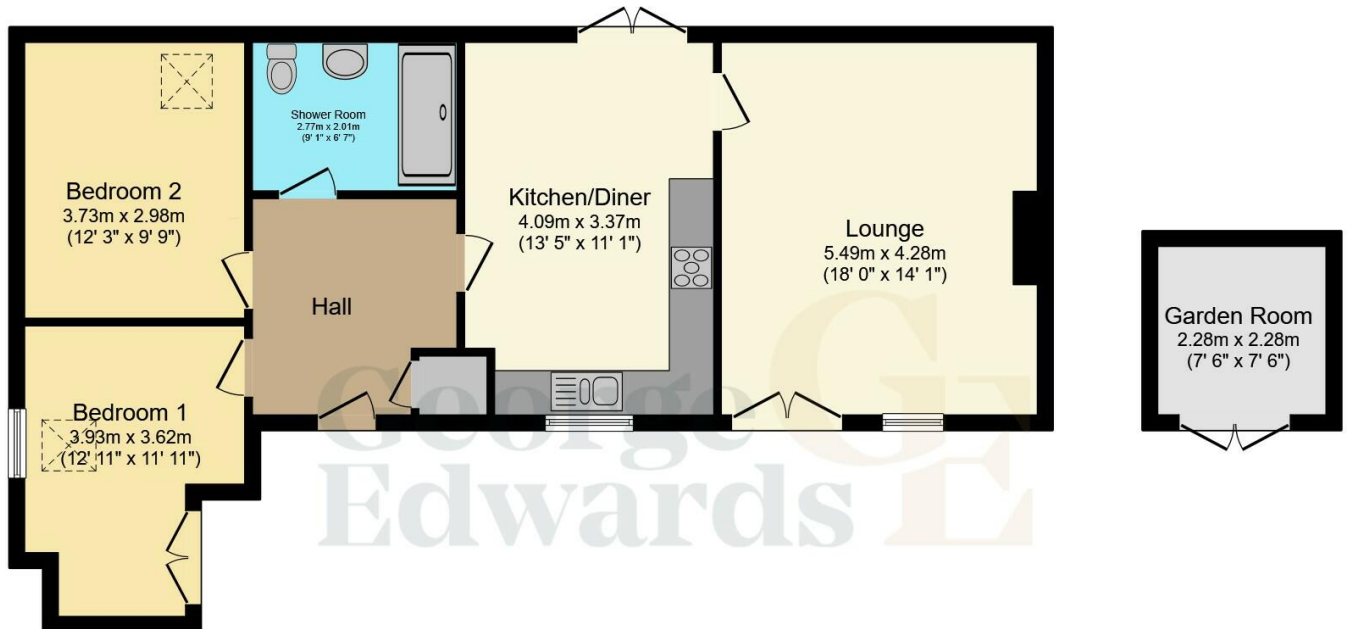






3 GRANGE FARM COURT, LINTON, SWADLINCOTE, DE12

6RP



Floor Plan

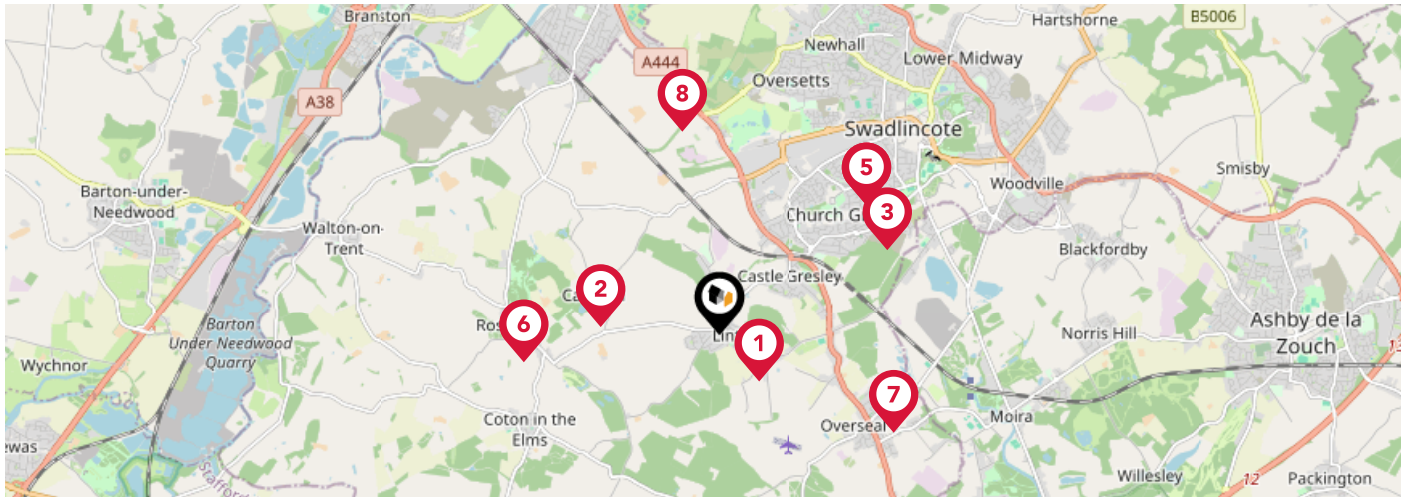
Floor area 75.3 m² (810 sq.ft.)

Garden Room

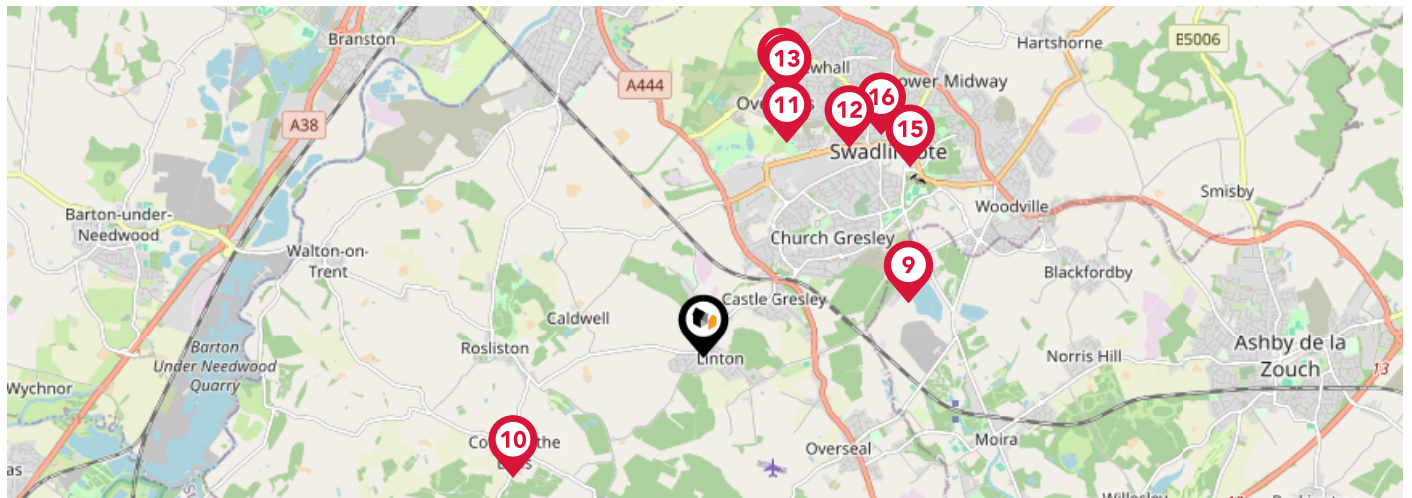
Floor area 5.2 m²
(56 sq.ft.)









TOTAL: 80.5 m² (866 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



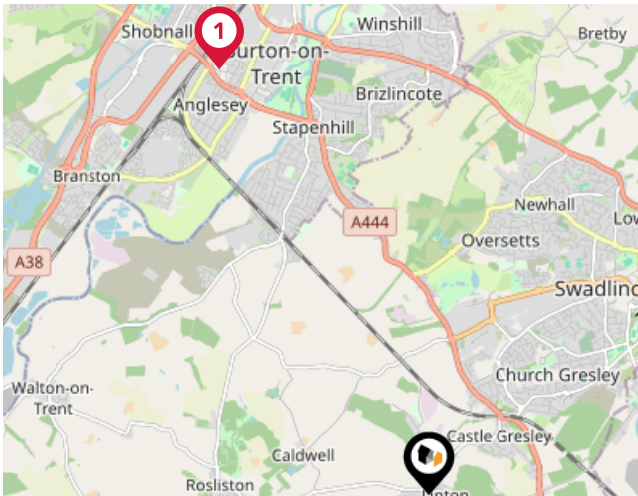
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1	Linton Primary School Ofsted Rating: Good Pupils: 281 Distance:0.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Pegasus School Ofsted Rating: Good Pupils: 19 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St George's CofE Primary School Ofsted Rating: Good Pupils: 212 Distance:1.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Pennine Way Junior Academy Ofsted Rating: Good Pupils: 377 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Church Gresley Infant and Nursery School Ofsted Rating: Good Pupils: 329 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Rosliston CofE Primary School Ofsted Rating: Requires improvement Pupils: 70 Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Overseal Primary School Ofsted Rating: Good Pupils: 202 Distance:1.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Stanton Primary School Ofsted Rating: Good Pupils: 165 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Albert Village Primary School Ofsted Rating: Good Pupils: 203 Distance:1.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Coton-in-the-Elms Cof E Primary School Ofsted Rating: Good Pupils: 134 Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Fairmeadows Foundation Primary School Ofsted Rating: Good Pupils: 221 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Pingle Academy Ofsted Rating: Good Pupils: 1419 Distance:2.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Esteem South Academy Ofsted Rating: Good Pupils: 15 Distance:2.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Newhall Junior School Ofsted Rating: Not Rated Pupils:0 Distance:2.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Belmont Primary School Ofsted Rating: Good Pupils: 415 Distance:2.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Edward's Catholic Academy Ofsted Rating: Good Pupils: 242 Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

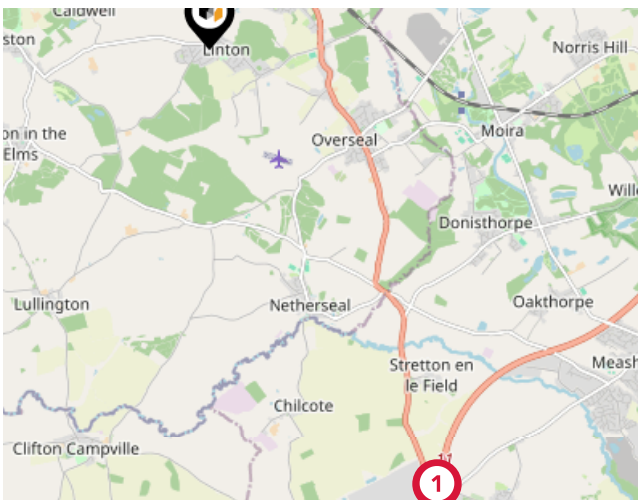
Area

Transport (National)



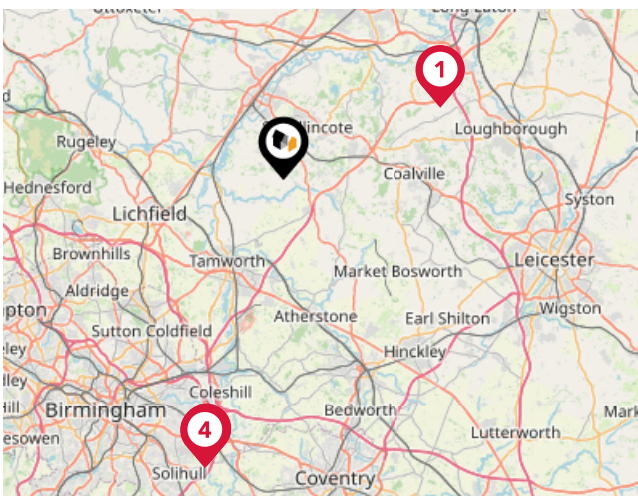
National Rail Stations

Pin	Name	Distance
1	Burton-on-Trent Rail Station	4.26 miles
2	Willington Rail Station	7.22 miles
3	Tutbury & Hatton Rail Station	8.6 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M42 J11	4.72 miles
2	M42 J10	10.41 miles
3	M6 TOLL T4	11.76 miles
4	M6 TOLL T2	15.02 miles
5	M6 TOLL T3	14.61 miles

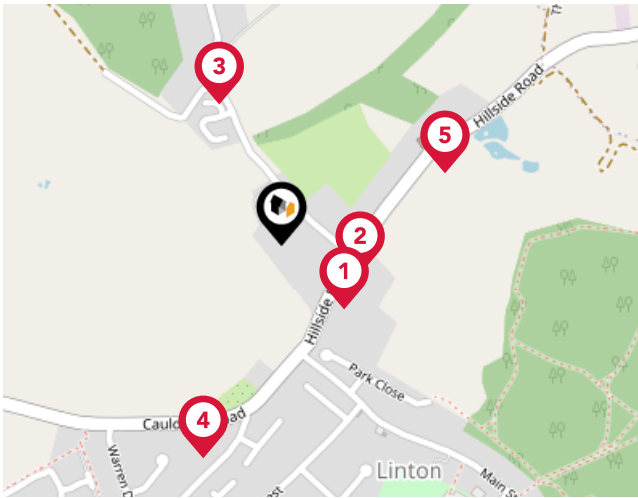


Airports/HELIPADS

Pin	Name	Distance
1	East Midlands Airport	12.36 miles
2	Birmingham International Airport Terminal 1	21.35 miles
3	Birmingham International Airport	21.35 miles
4	Birmingham International Airport Terminal 2	21.47 miles

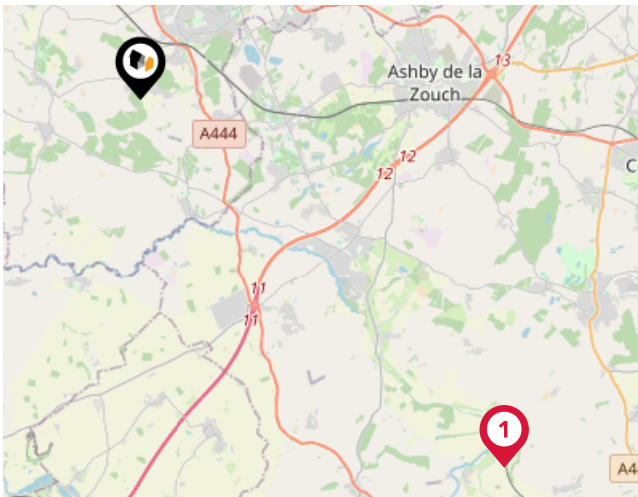
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Coton Park Corner	0.1 miles
2	Hillside Road	0.09 miles
3	Recreation Ground	0.17 miles
4	Square and Compass	0.26 miles
5	Church	0.2 miles



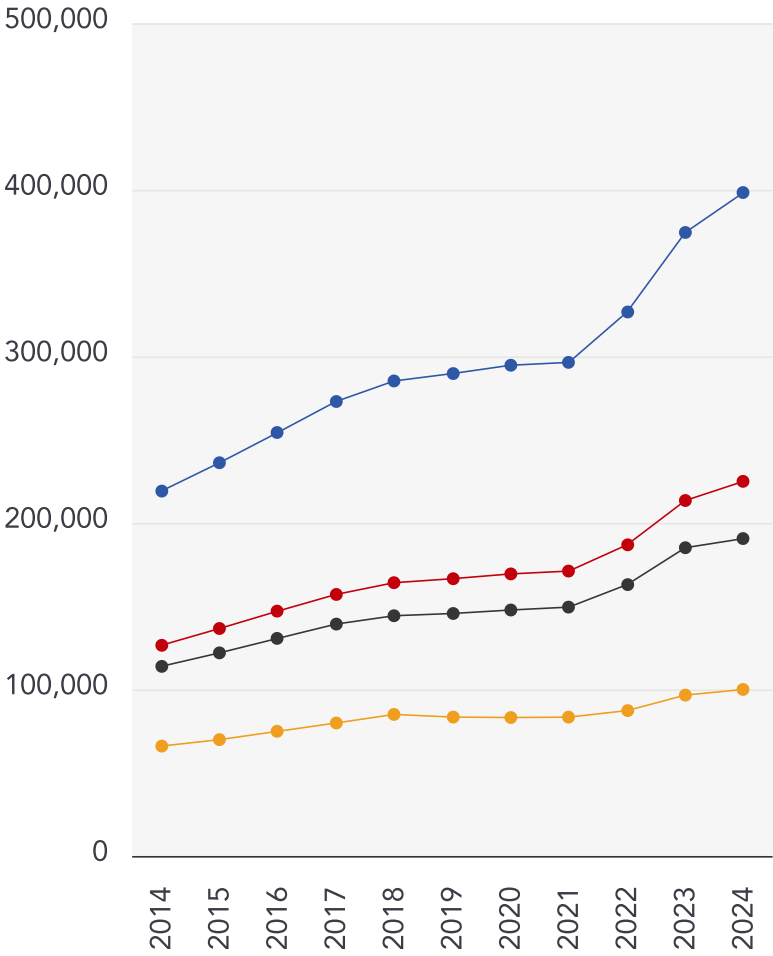
Local Connections

Pin	Name	Distance
1	Shackerstone Rail Station (Battlefield Line)	9.31 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in DE12



Detached

+81.82%

Semi-Detached

+77.82%

Terraced

+67.4%

Flat

+51.54%



George Edwards

We understand that buying, selling & letting property is about more than just deposits, equity & surveyors. It's about building a future for your family, finding a place to call home, starting a new exciting chapter, or securing your future financially.

George Edwards offers a fresh take. Our team of experts pride themselves on not only having in-depth industry experience, but caring about delivering the best possible outcome for you. Whether that's the perfect garden for the kids to play in, a pet-friendly flat for you and your Cockapoo, quick access to transport links for commuters, or a fair price for the home you've taken years to build.

Testimonial 1



Due to the excellent sales particulars produced by Paul and the advice he provided we were in a position to accept an offer after the house had been on the market for only four days. – Rob

Testimonial 2



Paul Halliday really knows and understands the local market and is a pleasure to deal with from the initial market appraisal to the full marketing. He has been absolutely first rate at communicating and answering all issues raised. I would recommend using him to undertake the viewings and he was even available on a Sunday just before Christmas! – Stephen

Testimonial 3



Selling a home can be emotionally trying but Paul Halliday did everything possible to relieve us of that and accommodate our sticking points and specifics. We have bought and sold many times on different continents over the years but Paul proved the easiest agent of all. – Robert



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