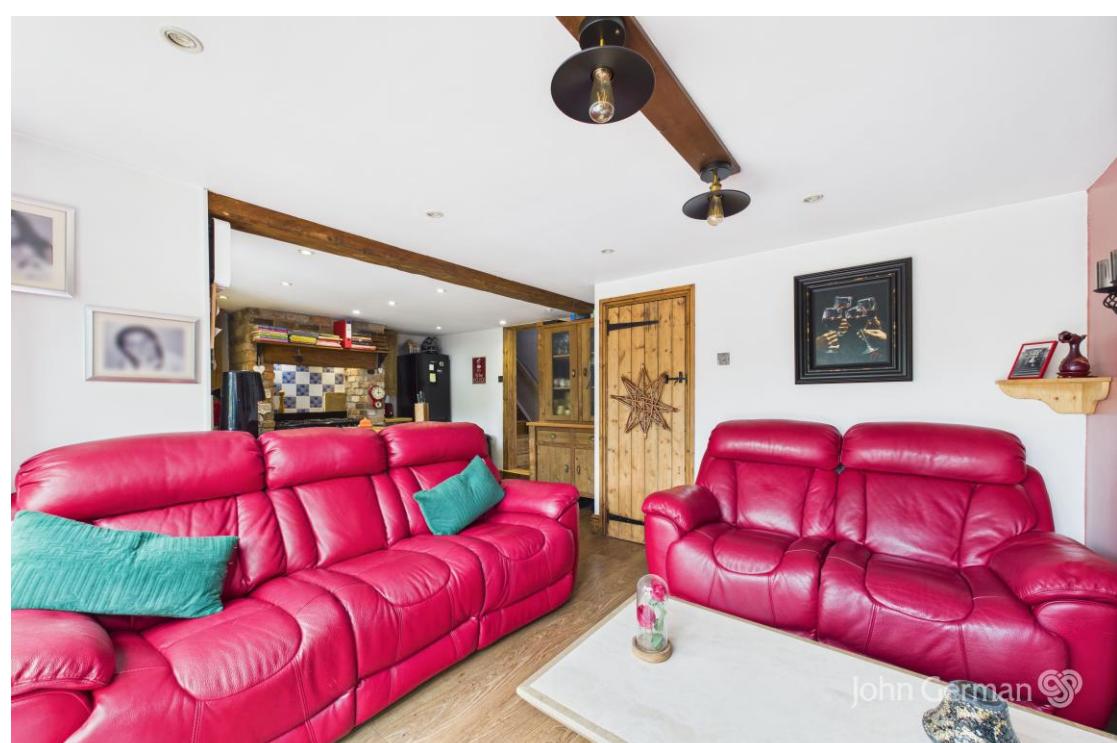


Hillside Road
Linton, Swadlincote, DE12 6RB

John
German





Hillside Road

Linton, Swadlincote, DE12 6RB

£325,000

Charming period home with stunning gardens, bespoke kitchen, and open-plan living.

Features three double bedrooms, luxury en-suite, vaulted ceilings, and bifold doors to sun-soaked patios. Set in a peaceful setting with beautiful countryside views.

This delightful period property blends rustic charm with modern comforts, offering spacious, character-filled interiors, a bespoke hand-crafted kitchen, and beautifully landscaped gardens perfect for entertaining or relaxing in peace.

The composite entrance door opens into a practical and inviting porch, featuring a raised atrium ceiling, a side window, and a clever fitted bench seat with concealed storage beneath. A door leads into a full-width open-plan sitting and dining room, creating a seamless and well-proportioned living space. The sitting area centres around a rustic brick-built fireplace with a beam mantel, complemented by exposed ceiling beams and a front-facing window. The dining area comfortably accommodates a large table, while a staircase with characterful stripped pine treads leads to the first floor. A traditional latch door opens into the kitchen.

The open-plan living kitchen is the heart of the home, boasting a beautiful hand-crafted timber design with a bespoke dresser, wooden work surfaces, and an under-counter Belfast sink with period-style mixer tap, positioned beneath a window framing views over the gardens. There is space for a fridge-freezer and a range cooker, set within a brick inglenook with concealed lighting and a tiled backdrop. Additional appliance space for a washing machine. The adjoining sitting area features an ornamental radiator and bifold doors that open onto the garden, creating a perfect indoor-outdoor connection during the summer months. Leading off from an inner lobby from the sitting area is a very useful guests cloakroom.

From the dining room, the curving, character-filled staircase leads to the first floor, where three double bedrooms and a stylish family bathroom await. The principal bedroom is a fantastic king-size space with a vaulted ceiling, inset skylights, an ornamental radiator, and a rear-facing window offering beautiful views over the gardens and woodland beyond. A latch door opens into a luxurious en-suite shower room with natural stone tiling, a wash hand basin, WC, and a standalone rainfall shower.

The family bathroom mirrors this charm, with a vaulted ceiling, skylights, pedestal wash hand basin, WC, and a freestanding clawfoot slipper roll-top bath with telephone-style mixer shower tap.

Both the two main bedrooms, en-suite and bathroom, along with the kitchen's sitting area, feature mood-setting colour-changing LED lighting.

Outside: Bifold doors lead to a sun-soaked paved patio, perfect for afternoon relaxation. Steps descend to a winding brick-edged slate pathway flanked by lawns and vibrant mature borders that burst with colour in summer. The gardens extend generously, ending at a trellis-screened second patio with mellow stone paving – an idyllic space for barbecues and family gatherings. To the front of the property is an attractive paved double width driveway with central pathway approach.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

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

Sewerage: Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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 B

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

Our Ref: JGA13082025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Approximate total area⁽¹⁾

1101 ft²

102.4 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents' Notes

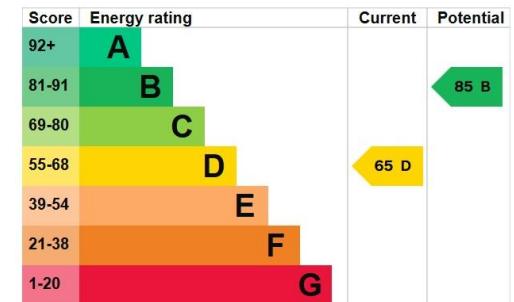
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter



rightmove

OnTheMarket

JohnGerman.co.uk Sales and Lettings Agent

