

Fernlea Drive

Linton, Swadlincote, DE12 6QR

John
German





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£410,000

Positioned in a wonderful position on Fernlea Drive is this stunning detached family home in Swadlincote. Boasting a wonderful interior with four spacious bedrooms, open plan kitchen / diner and beautiful field views to the front.



Positioned on the edge of a small development in the National Forest village of Linton, this home offers convenient access to local amenities such as a post office, pub, and primary school. It's also well placed for commuters and just a short drive from the wider facilities of Swadlincote.

As you enter, you're greeted by a spacious hallway that provides access to the ground-floor living accommodation and features a staircase leading to the first floor. To the right of the hallway, you'll find the living room which has contemporary décor throughout with a large double glazed window to front. To the left of the hallway lies the modern, fully fitted kitchen and dining area. Wrapping around the rear of the property, this versatile space is perfect for entertaining. The kitchen is equipped with matching wall and base units topped with sleek worktops, four-ring ceramic hob with a cooker hood above and electric oven under, integrated dishwasher and a stainless steel sink with a drainer. The dining area off the kitchen has patio doors leading to the rear garden. To finish the ground floor, the home hosts a downstairs WC.

The first floor boasts four generously sized bedrooms, three of which can comfortably accommodate a double bed along with ample bedroom furniture. The highlight of the floor is the master bedroom, complete with built-in wardrobes and access to a modern en suite which features a sleek shower enclosure, a WC and a wash hand basin. The remaining three bedrooms share a spacious family bathroom. This well-appointed bathroom includes a bath with mixer taps, a WC, and a wash hand basin.

The rear garden has been thoughtfully redesigned by the sellers since their purchase in 2018. The space features low-maintenance artificial grass, bordered by wooden fencing that ensures privacy from neighbouring properties. A decking area to the back of the garden is a perfect space for outdoor furniture. To the front, there is a garden laid to lawn, large driveway capable of parking 4/5 cars and a detached garage.

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 & Garage

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 E

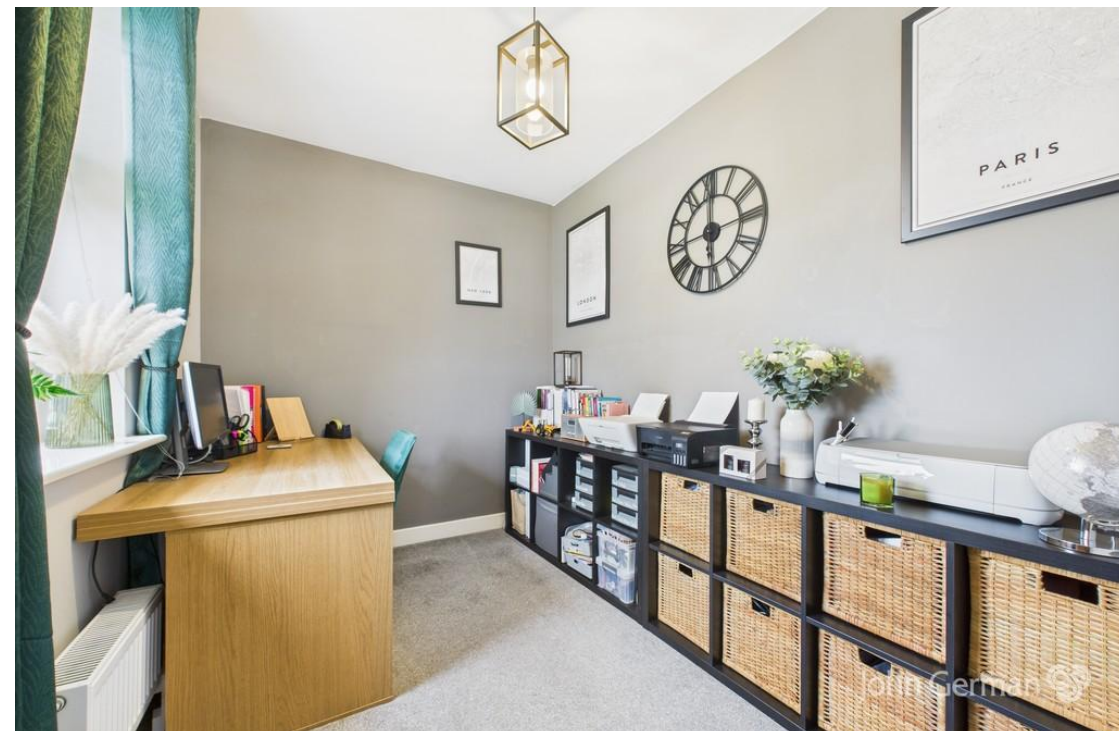
Useful Websites: www.gov.uk/government/organisations/environment-agency

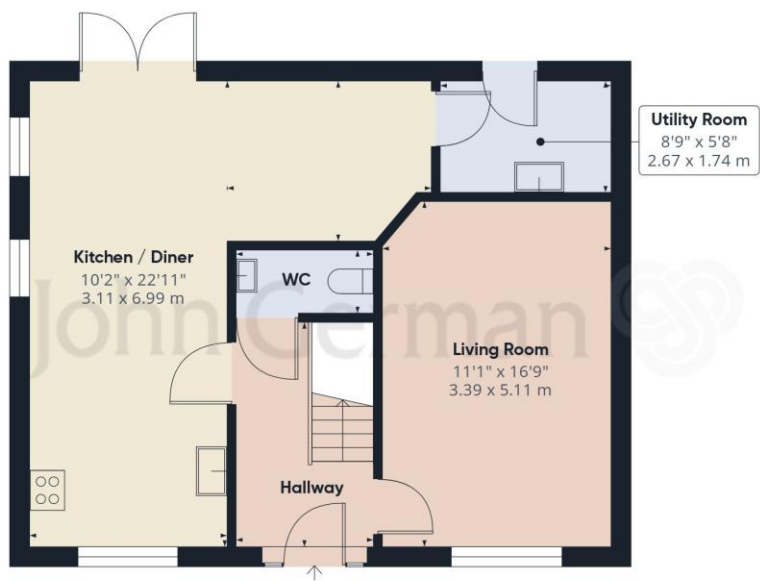
Our Ref: JGA10062025

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m

1470 ft²

136.4 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.

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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.

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.

Score	Energy rating	Current	Potential
92+	A		94 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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