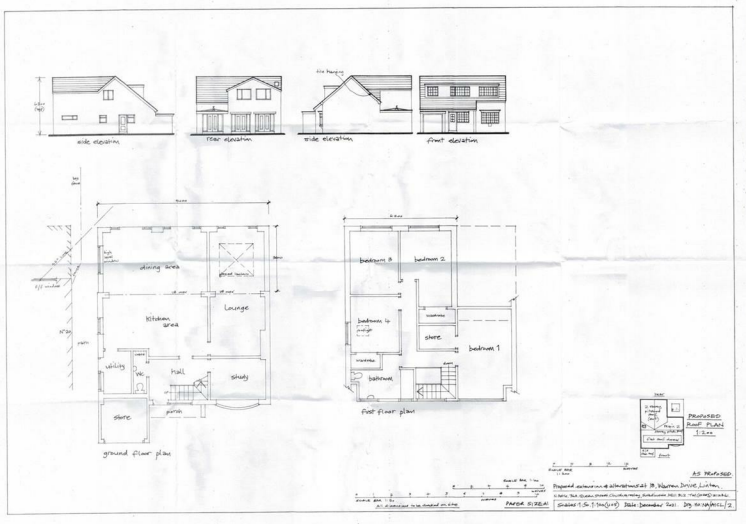




Warren Drive

Linton

Asking Price £295,000



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Linton

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Tenure

Freehold

Accommodation Details

A delightful THREE Bedroom DETACHED house available in the sought after village of Linton in South Derbyshire. With a large driveway and integral garage this is a lovely property that must be seen to be fully appreciated.

External and Approach

A well presented property on a quiet street with minimal passing traffic. Set back from the road with plenty of parking on the drive as well as having an integral garage. This property has kerb appeal and is in a fantastic location. Warren Drive is also walking distance to the local Primary School which holds a 'Good' Ofsted Report along with the Red Lion Public House and Post Office.

You enter this property through a white UPVC door with glass panel and into a bright and airy hallway with the stairs to the right and TWO large windows. With neutral décor and a high ceilings this house is very welcoming.

Entrance Hall, stairs and Landing

This is such an open and bright space which needs to be seen to be appreciated. With high ceiling and TWO large windows. There is a cream carpet laid from the hall, up the stairs and onto the landing. On the landing is also access to the loft which is boarded and has a loft ladder and light.

Kitchen Diner

19'0" x 11'6" (5.80 x 3.51)

A great space located at the rear of the property with two large windows over looking the garden and a side door leading out to the access from the drive through a wooden gate. This room has a cream tiled floor, soft grey painted walls and cream tiles. The work tops are granite effect with oak styled cupboard doors and drawers and a double stainless steel sink and drainer. Under the sink is plumbing for a dishwasher and washing machine. There is also a four burner gas hob and electric oven built in.

Living room

20'11" x 9'11" (6.40 x 3.03)

A room with a big bay window over looking the drive and patio doors at the rear leading out to the garden. There is a decorative, working electric fire place and green feature wall along with neutral coloured carpet.

Bedroom One

17'1" x 10'3" (5.22 x 3.13)

A sloped bedroom comfortably fitting a king sized bed this room has a large window to the front over looking the driveway. Decorated in a soft blue with cream carpets

Bedroom Three

10'2" x 9'3" (3.10 x 2.83)

Located in the middle of the first floor this room is the smallest but has previously had a double bed in here without any issue. Over looking the garden this room is lovely and bright with soft neutral tones.

Bedroom Three

10'2" x 9'0" (3.10 x 2.75)

The second bedroom is located at the end of the landing and over looks the garden. Decorated in a soft pink, this room is also a comfortable double.

Bathroom

A fantastic bathroom with FOUR piece suite. White Porcelain WC, Bath with hand held shower, Pedestal sink and double shower cubicle. There is a small window behind the WC and also a large window to the front with privacy glass.

Post Code for Sat Navs

DE12 6QP

Out of hours contact arrangements

You can email us via our website, or you can 'Live Chat' via our website 24/7

Tel: 01530 271313

Property to sell?

We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.

Local Authority and Council Tax
South Derbyshire
Band C

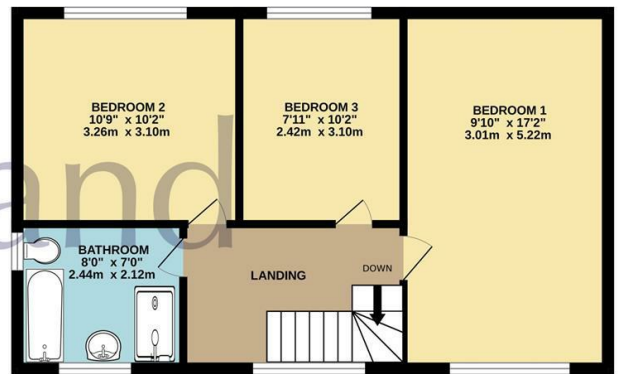




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax band: C. Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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