



## Linton Road

Castle Gresley

Asking Price £155,000

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## Asking Price £155,000



**Tenure**  
Freehold

### Accommodation Details:

A Three Bedroom Semi-Detached Property With A Private Garden Located On Linton Road.

### External & Approach

Set back from the road, you have a path allowing access to your property. There is a low maintenance gravelled driveway and there is a wooden pedestrian access gate leading through to the rear garden. All windows are white UPVC double glazed and access is via a white UPVC door to the right hand side aspect.

### Living Room

10'9" x 12'4" (3.30 x 3.78)

This bright, spacious room is at the front of the property with a large window filling the room with plenty of natural light with a decorative gas fireplace. You will also find; a radiator, the main telephone point, a TV aerial point and a door leading through to stairs and dining room. This room has carpet to the flooring and a decorative feature wall painted in an electric blue, the other walls have been painted in white.

### Dining Room

10'9" x 13'5" (3.30 x 4.11)

Large spacious dining room set between the kitchen and lounge. There is a large window looking out into the rear garden, gas fireplace and large under the stairs storage cupboard with shelving and here you'll find the consumer unit. There is one radiator, TV aerial and a BT telephone point.

### Kitchen

11'3" x 7'10" (3.43 x 2.40)

This kitchen is fitted with wooden wall and base units with chrome handles, with dark composite worktops with ceramic splash-back tiles above and space for a utility appliance below. There is also a free-standing 4-ring electric cooker, a large window to the right-hand aspect, a sink with drainer and

separate hot and cold taps, one radiator, a door leading into the rear lobby and downstairs bathroom room. You'll also find a handy storage cupboard and a half glazed white UPVC door leading out to the rear garden.

### Hall

Leading from the kitchen is a small hall with a sliding door and fitted cupboards providing further storage space. In this hall, you shall find; vinyl flooring, neutrally decorated walls and one small window with privacy glass.

### Bathroom

7'6" x 5'8" (2.29 x 1.75)

Leading from the rear hall via another sliding door provides access into the downstairs bathroom. This bathroom is a white three-piece suite with wash basin with separate hot and cold taps, WC with push down flush and a shower over the bath with full height tile surround. This room has herringbone vinyl effect flooring, one window with privacy glass, neutrally decorated walls and one pendant light.

### Stairs and Landing

Stairs to the first floor is found between the living and dining room. Carpet leading up and continuing on the landing, there is one smoke detector.

### Bedroom One

10'9" x 12'4" (3.30 x 3.78)

A great size king size bedroom to the front of the property with a window to the front aspect. This room has been decorated neutrally with one featured floral wall and has a light pale beige carpet to the flooring, there is also one radiator.

### Bedroom Two

8'1" x 13'5" (2.48 x 4.11)

A comfortable double bedroom decorated with neutral tones and the continues beige carpet to the flooring. It has a large window to enjoy the views to the rear of the property.

### Bedroom Three

6'5" x 11'2" (1.98 x 3.41)

A good size single bedroom to the left rear of the property with a window over looking the rear courtyard and there is one radiator. This room has been decorated with a light blue and carpet to the flooring.

### Outside Space

This property has one allocated car parking space to the front aspect of the property and access to your garden is via a wooden gate to the right hand side.

The property enjoys an exceptionally large garden and is mainly turfed to the centre with plant borders to the right hand side and a path in between allowing access to the very bottom of the garden. This garden is easy maintenance and you'll also find two brick built sheds providing further storage space. There is no shared access with your neighbouring properties.

### Post Code For Sat Navs

DE11 9HS

### Local Authority & Council Tax Band

Band A

South Derbyshire District Council

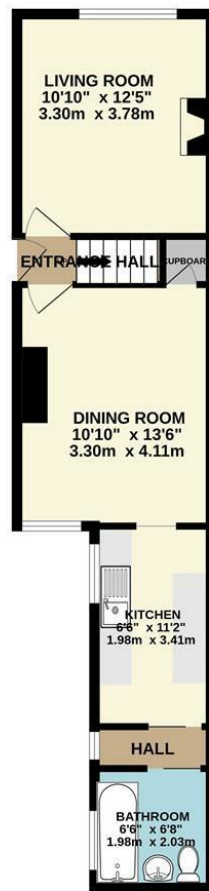
### Out Of Hours Contact Arrangements

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

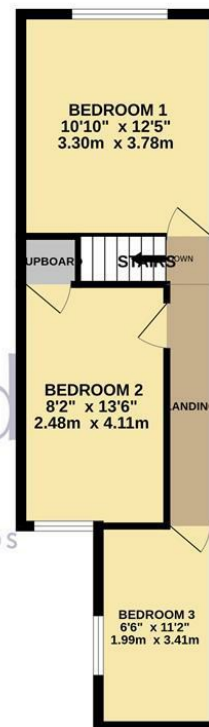




GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



howland  
jones  
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TOTAL FLOOR AREA: 814 sq.ft. (75.6 sq.m.) approx.

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: A. 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			
(81-91) B			84
(69-80) C			
(55-68) D		53	
(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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