



The Crest, Linton, Swadlincote,
Derbyshire



£279,000



Key Features

- Detached Bungalow
- Village Location
- Two Double Bedrooms
- Large Lounge & Good Sized Dining Kitchen
- Well Fitted Bathroom
- Gas Central Heating & Upvc Double Glazed
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this extremely well presented two bedroomed detached bungalow in the village of Linton. The well proportioned bungalow has a high specification throughout including oak doors, modern kitchen and well fitted bathroom. In brief the accommodation comprises: - entrance hall, large lounge, dining kitchen, two double bedrooms and bathroom. Also benefiting from a good sized drive for up to two vehicles and a well landscaped, fully enclosed rear garden with plenty of seating areas, mature plants and hedges.

Accommodation In Detail

Composite frosted double glazed door leading to:

Entrance Hall

having access to loft space, built-in storage cupboard, one central heating radiator and wood effect laminate flooring.

Dining Kitchen 5m x 2.81m (16'5" x 9'2")

having range of high gloss base and wall mounted units with chrome handles, quartz effect laminate working surface, electric single oven, four ring gas hob with extractor over, stainless steel sink and drainer with chrome mixer tap, integrated dishwasher, washing machine, fridge and freezer, cupboard housing gas fired combination boiler, consumer unit for electrics, one central heating radiator, Upvc double glazed window to rear elevation and Upvc double glazed sliding patio doors to rear.

Lounge 4.4m x 5.3m (14'5" x 17'5")

having tv aerial point, BT point, two central heating radiators, two Upvc double glazed windows to rear elevation and Upvc double glazed French doors to side.

Master Bedroom 3.03m x 4.11m (9'11" x 13'6")

having tv aerial point, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Two 2.7m x 3.42m (8'11" x 11'2")

having one central heating radiator and Upvc double glazed window to front elevation.

Bathroom 2.16m x 2.08m (7'1" x 6'10")

having low level wc, vanity wash basin with chrome tap, P-shaped bath with chrome fittings and thermostatic waterfall shower over, extractor fan, chrome heated towel radiator and frosted Upvc double glazed window to front elevation.

Outside

To the rear of the property is an enclosed garden with an array of outdoor sockets, outdoor tap, good sized patio area for seating, lawned area with further patio area, mature plants, borders, good sized garden shed and a side gate. To the side is a block paved driveway providing parking for up to three vehicles and to the front is a raised fore garden which is bordered by a half height brick wall.

Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

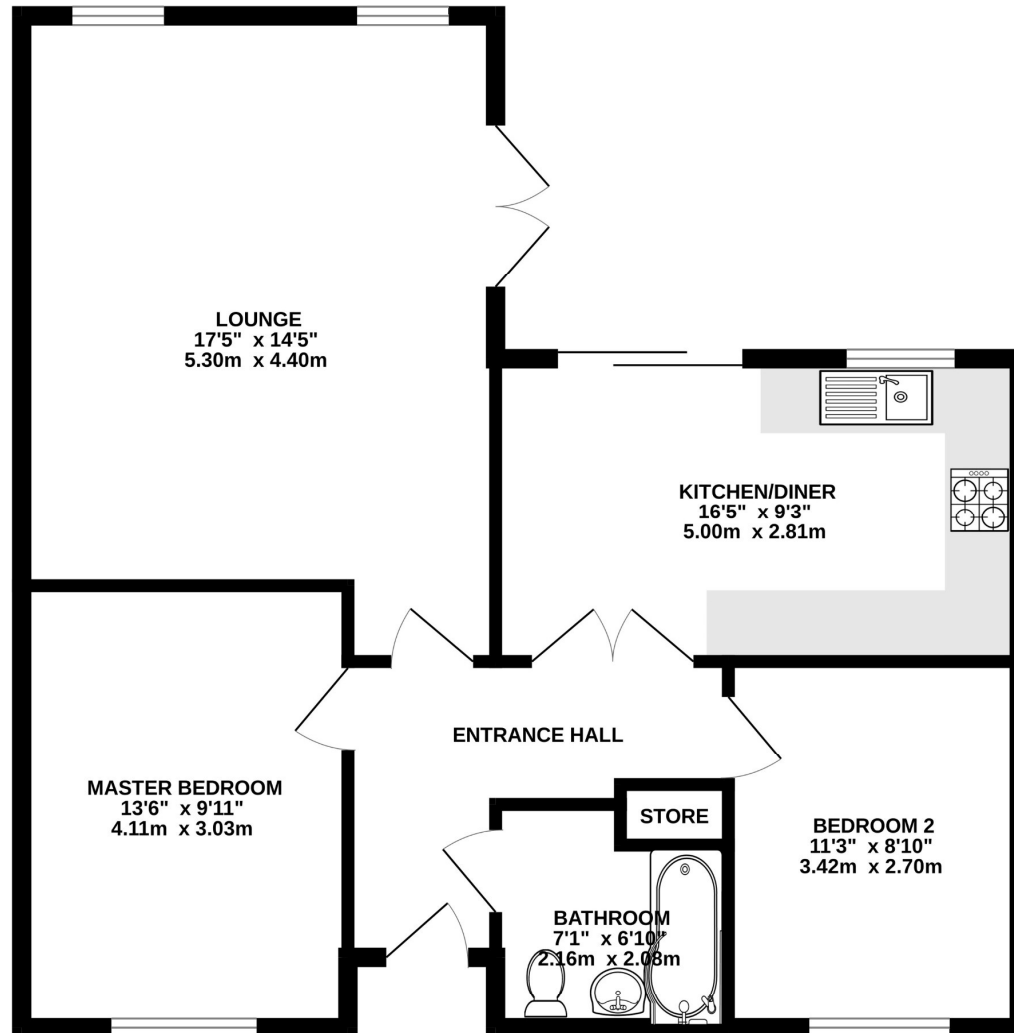
Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 761 sq.ft. (70.7 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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