



Sycamore Close, Linton, Swadlincote,
Derbyshire



3



1



2

£270,000



Key Features

- Extended Three Bedroom Semi Detached Home
- Large Lounge Dining Room
- Fabulous Re-Fitted Kitchen
- Well Appointed Bathroom
- Three Double Bedrooms
- Large Landscaped Rear Garden
- EPC rating D
- Freehold





Newton Fallowell are please to be able to offer For Sale this large extended three bedroom semi detached family home nestled in the desirable village of Linton. The home has been well extended to both the side & rear to provide larger than average living space with the first floor offering three double bedrooms. In brief, the accommodation provides, Entrance Hall, Front Sitting Room, Rear Lounge Diner, fitted Kitchen. On the first floor, a landing leads to three double bedrooms, family bathroom with bath & separate shower. Externally the home has extensive parking to the front which leads in turn to a carport. To the rear is a lovely enclosed landscaped garden with lawned & paved seating areas.

Entrance Hall

with staircase rising to first floor, useful under stairs store, one central heating radiator

Front Sitting Room 4.15m x 3.54m (13'7" x 11'7")

with feature gas fire with tiled hearth & timber surround, one central heating radiator & Upvc double glazed bow window to front elevation, double glass doors opening into

Lounge Dining Room 3.08m x 6.41m (10'1" x 21'0")

One central heating radiator, Upvc double glazed window to rear elevation and Upvc double glazed French doors to side and opening onto patio

Kitchen 2.86m x 3.16m (9'5" x 10'5")

with a range of eye & low level storage cupboards, marble effect work surfaces with inset stainless steel sink & drainer with Chrome mixer taps, built in electric oven & hob with glass splashback & extractor over, fitted kick strip fan heater, integrated dishwasher, space for washing machine & fridge freezer, built in pantry cupboard housing gas & electric meter, ceramic tiled floor, Upvc double glazed window to rear & Upvc double obscure glazed door to side

On The First Floor

Landing

with access to loft space (which is partially boarded & houses the gas central heating boiler), thermostatic control for central heating, Upvc double glazed window to side elevation

Airing Cupboard

Housing hot water cylinder & extra storage

Master Bedroom 3.41m x 3.38m (11'2" x 11'1")

with built in double wardrobe, one central heating radiator & Upvc double glazed window to front

Bedroom Two 3.41m x 2.66m (11'2" x 8'8")

with built in double wardrobe, one central heating radiator & Upvc double glazed window to rear

Bedroom Three 5.12m x 2.95m (16'10" x 9'8")

with built in over stairs store, one central heating radiator & Upvc double glazed windows to front

Family Bathroom 2.55m x 1.68m (8'5" x 5'6")

with low level w.c, vanity wash hand basin, panel bath, walk in shower cubicle with glass sliding doors, fitted Aqua panels to walls, fitted electric Mira Sports shower, one central heating radiator & two Upvc obscure double glazed windows to rear.

Outside

To the front of the property is large block paved driveway for approx 3 vehicles, with further parking under carport. There are various planted fore garden areas with mature shrubs.

To the rear is fully enclosed rear garden with two good size Indian Sandstone patio areas providing great entertaining areas, a large garden shed is erected. The main are of the garden being mainly laid to lawn with mature well planted borders.





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.

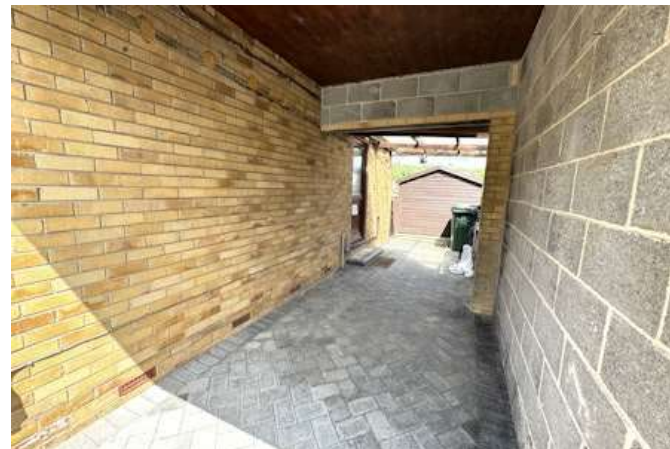
Tenure

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.

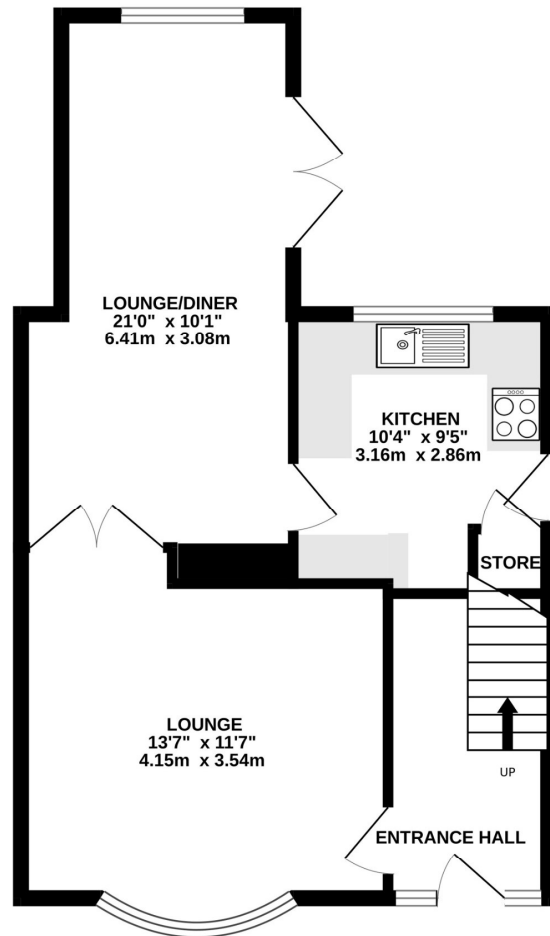
Note

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.

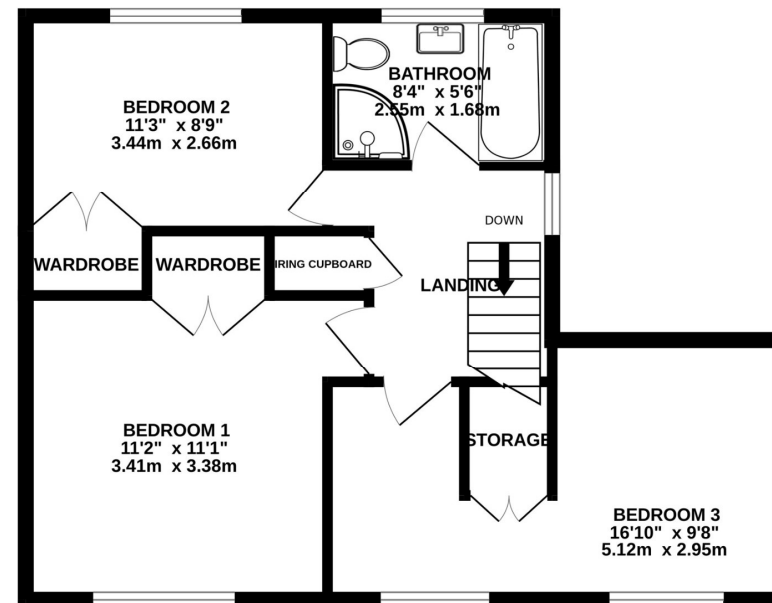




GROUND FLOOR
518 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(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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