



Park Close, Linton, Swadlincote



3



1



1

Guide price £260,000



Key Features

- Traditional Three Bedroomed Semi Detached Home
- Open Plan Living
- Well Appointed Family Bathroom
- Off Road Parking & Good Sized Garage
- Enclosed Rear Garden
- Viewings Are Highly Recommended
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented three bedroomed detached family home in the desirable village of Linton. In brief the accommodation comprises: - entrance hall, lounge/diner, kitchen and on the first floor a landing leads to three bedrooms and bathroom. The property benefits from off road parking and a large garage together with a private enclosed rear garden. Viewings are highly recommended.

Accommodation In Detail

Frosted Upvc double glazed door leading to:

Entrance Hall

having staircase rising to first floor, feature panelling to walls, small desk space, storage cupboard and one central heating radiator.

Lounge/Diner 6.82m x 4.06m (22'5" x 13'4")

having multi fuel log burner with wooden lintel, BT and tv aerial points, two central heating radiators, thermostat for central heating, Upvc double glazed bay window to front elevation and Upvc double glazed French doors leading out to rear patio with Upvc double glazed side panels.

Kitchen 3.28m x 2.91m (10'10" x 9'6")

having a range of base and wall mounted units with Shaker style doors and chrome handles, granite effect roll top work top, stainless steel sink and draining unit with chrome mixer tap, five ring gas hob with extractor over, electric oven single oven, space for washing machine and fridge/freezer, frosted Upvc double glazed window to side elevation and frosted Upvc double glazed door to side.

On The First Floor

Landing

having access to loft space, fitted smoke alarm, Upvc double glazed window to side elevation and built-in storage cupboard with range of shelves.

Master Bedroom 3.5m x 3.43m (11'6" x 11'4")

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

Bedroom Two 3.31m x 3.41m (10'11" x 11'2")

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

Bedroom Three 2.59m x 2.58m (8'6" x 8'6")

having built-in overstairs storage, one central heating radiator and Upvc double glazed window to front elevation.

Bathroom 1.17m x 2.53m (3'10" x 8'4")

having low level wc, vanity wash basin with black mixer tap, quadrant shower cubicle with glass screen and sliding door, chrome heated towel radiator, tiled splashback, light up wall mounted mirror and two frosted Upvc double glazed windows to rear and side elevations.

Outside

To the front of the property is a low maintenance garden which is gravelled and bordered by sleepers. To the side is a tarmac driveway providing parking for at least three vehicles. To the rear is an enclosed garden comprising decked area, lean-to, wood store, pond with waterfall feature, wooden larger than normal garage, outside electrics and the rest of the garden is low maintenance and gravelled.



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.

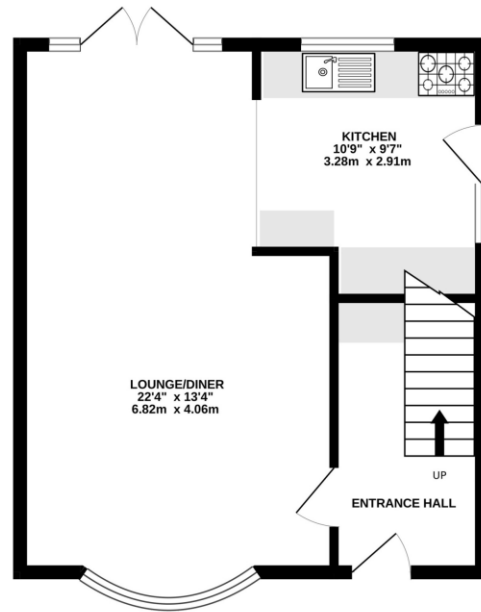
Note

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.

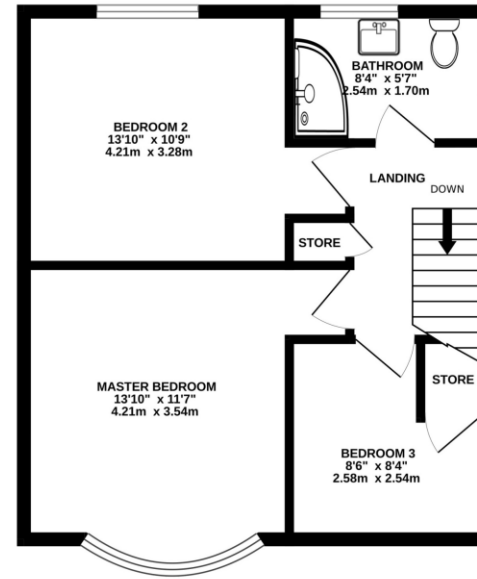




GROUND FLOOR
445 sq. ft. (41.3 sq.m.) approx.



1ST FLOOR
445 sq. ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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.

Made with Metropix 52024



