



Helston Close, Linton, Swadlincote



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£270,000



## Key Features

- Three Bedroomed Semi Detached Home
- Desirable Village Location
- Separate Home Office/Annexe
- Views Over Open Countryside & National Forest
- Upvc Double Glazing & Gas Fired Central Heating
- Off Road Parking For Several Vehicles
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented three bedroomed semi detached property in the desirable village of Linton. Benefitting from open views over countryside to rear and having a home office/annexe the property offers great potential for any buyer. In brief the accommodation comprises:- entrance hall, lounge diner, kitchen and on the first floor a landing leads to three bedrooms and a very well appointed family bathroom. Viewings are highly recommended.

### Accommodation In Detail

Frosted composite double glazed door leading to:

#### Entrance Hall

having staircase rising to first floor, storage cupboard and one central heating radiator.

#### Lounge Diner 4.1m x 6.85m (13'6" x 22'6")

having gas fire with hearth and wooden surround, tv point, thermostat for central heating, two central heating radiators, Upvc double glazed bay window to front elevation and Upvc double glazed French doors to rear with double glazed side panels.

#### Kitchen 2.96m x 2.56m (9'8" x 8'5")

having a range of base and wall mounted units, laminate roll top work surface, composite Blanco sink and drainer with brushed stainless steel mixer tap, single electric oven four ring electric hob with extractor over, stainless steel splashback, water softener, Upvc double glazed door to side elevation, Upvc double glazed window to rear with internal blinds and a built-in larder cupboard with electric and gas meter, consumer unit and frosted Upvc double glazed window to side elevation.

### On The First Floor

#### Landing

having built-in cupboard housing the new Worcester Bosch gas fired combination boiler (installed December 2021), frosted Upvc double glazed window to side elevation and access to loft space which is partially boarded and fully insulated.

#### Master Bedroom 3.44m x 3.46m (11'4" x 11'5")

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

#### Bedroom Two 3.44m x 3.33m (11'4" x 10'11")

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

#### Bedroom Three 2.58m x 2.54m (8'6" x 8'4")

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

#### Family Bathroom 2.45m x 1.67m (8'0" x 5'6")

having low level wc with hidden cistern, vanity wash basin with chrome mixer tap and storage drawers, bath with waterfall style chrome thermostatic shower and hand held shower, full tiling complement, Karndean flooring, extractor fan, wall hung chrome heated towel radiator and frosted Upvc double glazed windows to side and rear elevations with integrated blinds.

### Outside

There is an annexe/home office. To the front of the property there is a good sized fore garden with mature borders and plants and a concrete driveway provides parking for up to four vehicles. To the side double wooden gates leads to further parking, carport, an external storage cupboard with shelving and leads to the annexe/office. To the rear is a fully enclosed garden with flagged raised patio, lawned area, greenhouse, paved patio and beyond this is fields and National Forest providing fantastic views.

#### Annexe/Home Office 2.3m x 6.15m (7'6" x 20'2")

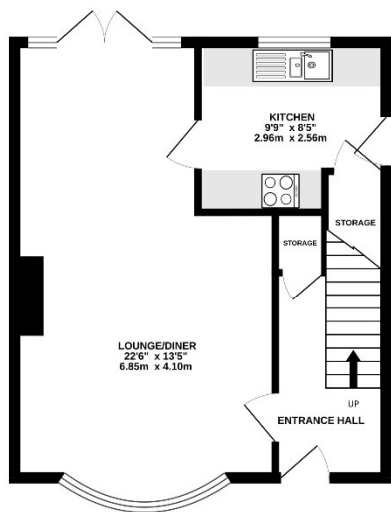
having all planning consent and building regulations, electric and consumer unit, infrared heating system, three frosted Upvc double glazed windows to rear and side elevations.

#### WC 1m x 1.85m (3'4" x 6'1")

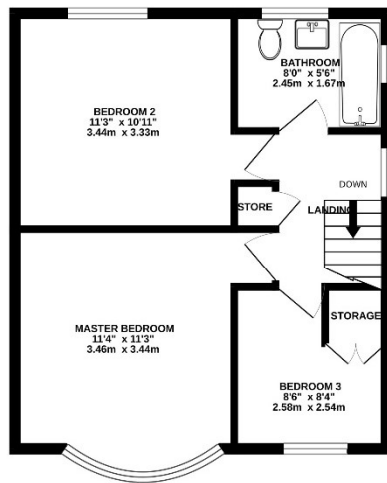
having low level wc, pedestal wash basin with chrome tap, hot water provider, frosted Upvc double glazed window to front elevation and extractor fan.



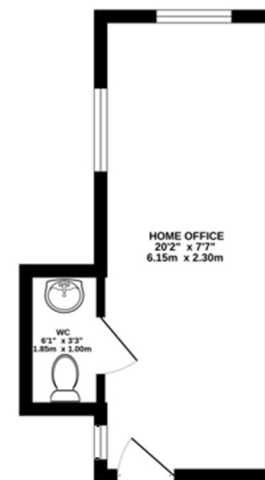
GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



2ND FLOOR  
172 sq.ft. (16.0 sq.m.) approx.

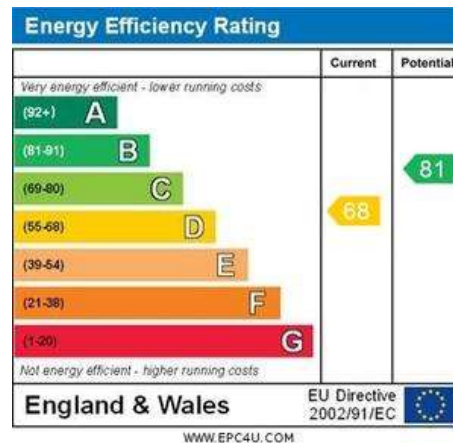
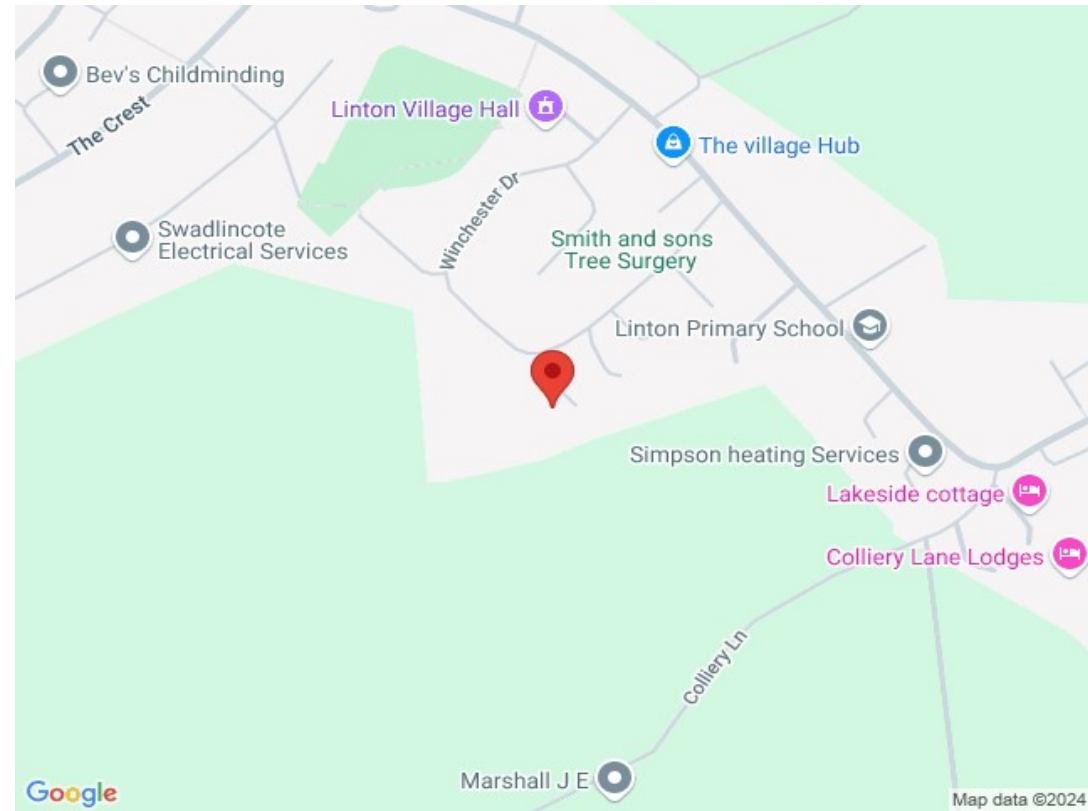


TOTAL FLOOR AREA: 873 sq.ft. (81.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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#### 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

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