



Cauldwell Road, Linton, Swadlincote



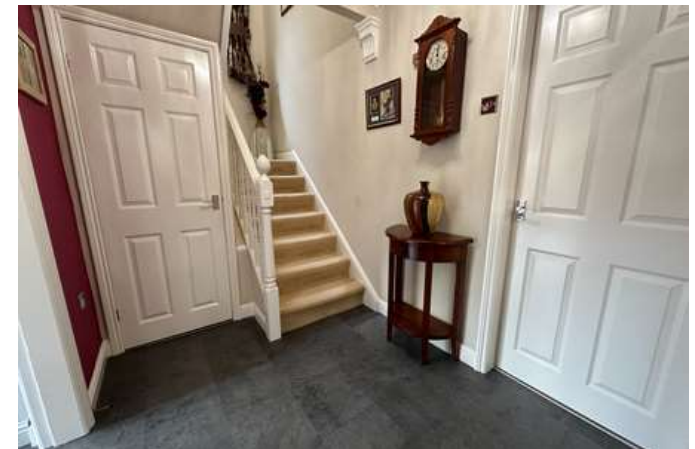


Offers In Excess of £335,000



## Key Features

- Detached Home
- Four Bedrooms
- Modern Dining Kitchen
- Desirable Village Location
- Lots Of Parking & Tandem Garage
- Enclosed Rear Garden
- EPC rating C
- Freehold





Newton Fallowell are pleased to be able to offer for sale this immaculately presented four bedroomed detached family home situated in a popular village location of Linton. In brief the accommodation comprises: - lobby, entrance hall, dining kitchen, lounge, guest cloak room and on the first floor a landing leads to four well proportioned bedrooms and family bathroom. The property benefits from a good sized plot, ample off road parking, tandem garage and a well maintained rear garden which is not overlooked. Viewings are highly recommended.

#### Accommodation In Detail

Frosted Upvc double glazed door leading to:

#### Inner Corridor 6.7m x 0.91m (22'0" x 3'0")

having electric meter and frosted Upvc double glazed door leading out to the garden.

#### Entrance Hall

having frosted Upvc double glazed door, staircase rising to first floor, understairs storage, central heating thermostat, one central heating radiator and fitted smoke alarm.

#### Guest Cloak Room 1.66m x 0.82m (5'5" x 2'8")

having low level wc, space saving corner wash basin with pewter taps, tiled splashback, consumer unit for electrics and frosted Upvc double glazed window to side elevation.

#### Lounge 3.21m x 5.9m (10'6" x 19'5")

having electric fire (purchase by separate negotiation), two central heating radiators, Upvc bow window to front elevation and further Upvc double glazed window to front elevation.

#### Dining Kitchen 3.05m x 5.9m (10'0" x 19'5")

having base and wall mounted units with Shaker style doors and chrome handles, solid wooden work top, Neff four ring induction hob with extractor over, Blanco stainless steel sink

and drainer with chrome mixer tap, Bosch electric oven, integrated Smeg dishwasher, integrated Neff washing machine, integrated Bosch fridge/freezer, under counter lighting, cupboard housing gas fired boiler, corner space saving units, BT point, one central heating radiator, Upvc double glazed French doors leading out to rear patio with Upvc double glazed side panels and Upvc window to rear elevation.

#### On The First Floor

##### Landing

having access to loft space which is partially boarded, fitted smoke alarm and frosted Upvc double glazed window to side elevation.

#### Master Bedroom 3.21m x 3.25m (10'6" x 10'8")

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

#### Bedroom Two 3.1m x 3.25m (10'2" x 10'8")

having double wardrobe, drawers, dressing table, BT and tv aerial points, one central heating radiator and Upvc double glazed window to rear elevation.

#### Bedroom Three 3.21m x 2.6m (10'6" x 8'6")

having triple wardrobe with overhead storage, one central heating radiator and Upvc double glazed window to front elevation.

#### Bedroom Four 2.3m x 2.6m (7'6" x 8'6")

having built-in double wardrobe, one central heating radiator and Upvc double glazed window to rear elevation.

#### Family Bathroom 2.08m x 1.66m (6'10" x 5'5")

having low level wc with hidden cistern, vanity wash basin with chrome mixer tap, bath with chrome fittings and Aqualisa power shower, fully tiled, chrome heated towel radiator, overhead extractor, cupboard housing immersion heater, frosted Upvc double glazed window to side elevation.





### Outside

The front of the property is fully walled and has a block paved driveway providing parking for several vehicles and an electric charger point. To the rear is a block paved patio area providing ample seating and a lawned garden with mature borders. The garden is enclosed by concrete gravel boards and posts. There are security lights to the front and rear.

### Tandem Garage 6.7m x 2.5m (22'0" x 8'2")

having up and over garage door, Upvc double glazed door to rear elevation, power and lighting.

### 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.

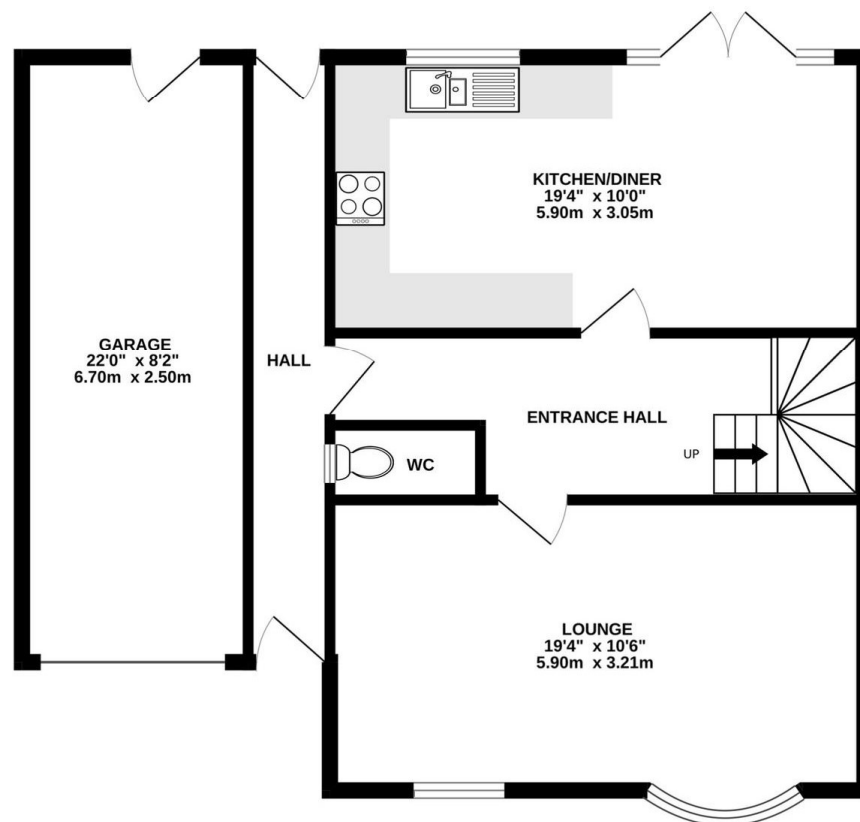




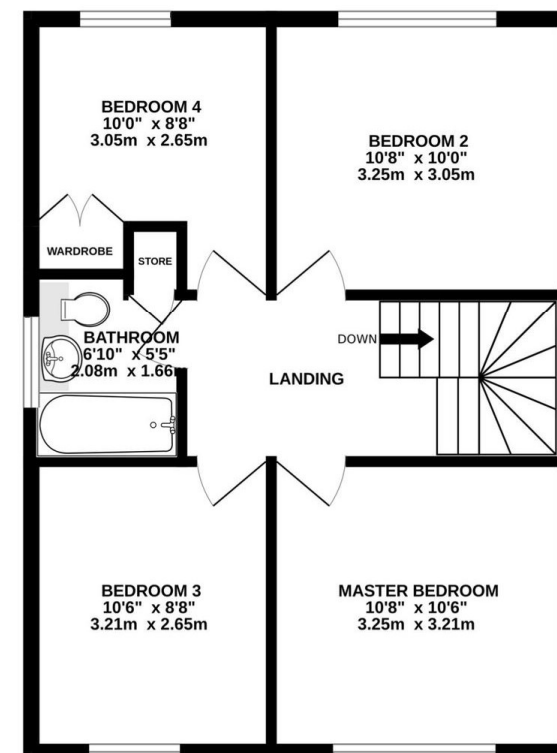




GROUND FLOOR  
764 sq.ft. (70.9 sq.m.) approx.

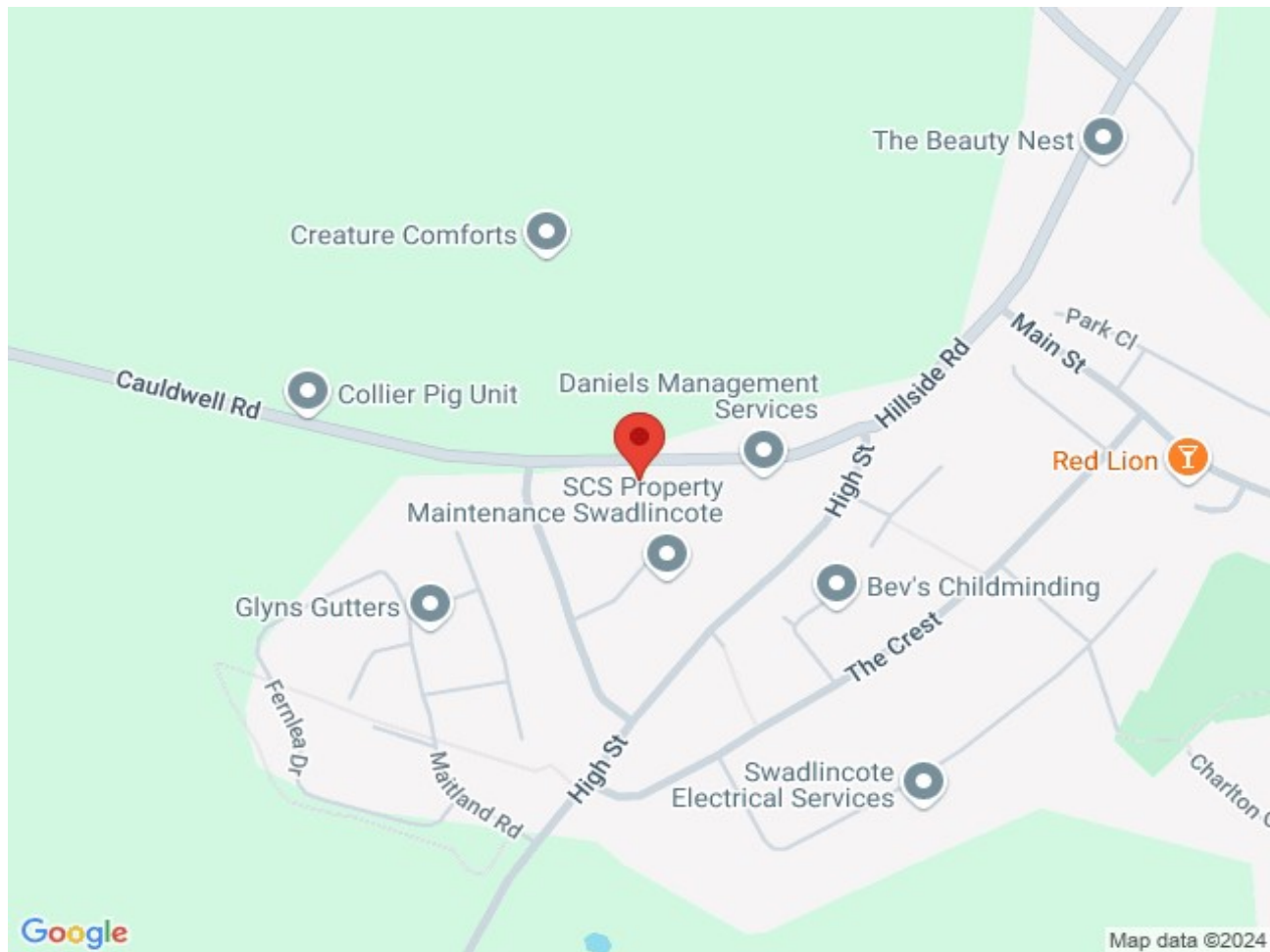


1ST FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1279 sq.ft. (118.8 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+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		