



**19 Warren Drive**  
**Linton, DE12 6QP**  
**Reduced to £339,950**

**lizmilsom**  
**properties** 



## 19 Warren Drive, Linton, DE12 6QP

**\*\* LIZ MILSOM PROPERTIES \*\*** An extended four bedroom detached FAMILY home, having double glazing and gas central heating, occupying a pleasant position in the ever popular National Forest village. The immaculately presented accommodation comprises; Reception Porch, Entrance hallway, Guest WC, spacious Lounge, with double doors to Dining room and a splendid fitted Breakfast kitchen. To the first floor there are four generous sized bedrooms and a four piece family bathroom. Externally there is a single garage with ample off road parking and smart tarmacadam driveway. Outside to the rear is a delightful established mature garden. EPC rating D - Council Tax C. Strategically placed for the commuter with excellent road links to the A444, leading to the M42 , A38 leading to the towns of Burton on Trent, Derby and Tamworth. Viewing is **HIGHLY RECOMMENDED** to appreciate all that this property has to offer, call our dedicated sales team **TO VIEW - Open 7 days - Late night Thursdays.**

- Extended & improved FAMILY HOME
- Gas central heating & double glazing
- Popular National Forest village
- Multi-functional accommodation
- Spacious Lounge, Dining room
- Fitted Breakfast Kitchen
- Guest Cloaks, 4 piece family bathroom
- 4 generous sized bedrooms
- Delightful gardens, Integral garage
- Viewing an absolute MUST!



## Location

The village of Linton is a small rural village in South Derbyshire, situated in the National Forest where there are many protected woodlands offering numerous leisure activities, ideal for dog walkers and beautiful views. The village itself has a local primary school rated 'Good' by OFSTED, as well as a public house and local convenience shop which include some Post office facilities together with being on a regular bus route. The nearby town of Swadlincote offers more extensive shopping facilities, including Recreational including Leisure Centre, Swadlincote Ski Slope and multi cinema. Well placed for the commuter with excellent road links to the towns of Burton on Trent, Ashby-de-la-Zouch, Tamworth, Lichfield and Birmingham via the M42 motorway which is approximately 20 minutes away.

## The immaculately presented accommodation:-

### Reception Porch

7'0 x 5'9 (2.13m x 1.75m)

Hardwood double glazed door with side casement window provides access to the Reception Porch with fitted carpet, access to the Entrance Hall.

### Guest Cloaks/WC

4'1 x 3'1 (1.24m x 0.94m)

Located off the Reception Porch with modern two piece suite with radiator and opaque double glazed window.

### Entrance Hall

10'8 x 7'5 (3.25m x 2.26m)

With stairs rising to first floor, useful under stairs storage, radiator, fitted carpet and access to spacious Lounge and Breakfast Kitchen.

### Splendid fitted Breakfast Kitchen

18'6 x 11'0 (5.64m x 3.35m)

A great space located at the rear of the property with two large windows over looking the delightful garden and a side door leading out to the access front and rear. The fitted Kitchen area has an extensive range of oak style wall and floor mounted units with inset 1.5 bowl with mixer tap over, a double sink unit with inset rolled edge work surfaces with high quality karndean flooring. Space for appliances including fridge/freezer, there is a free standing Belling electric oven including hob, plumbing for an automatic washer and dishwasher. There are double glazed windows framing the rear garden and side double glazed door providing access to the front or the rear of the garden. In the Breakfast area there is ample space for a dining table. Door from Hall and door leading to:-

### Separate Dining Room

12'10 x 9'10 (3.91m x 3.00m)

Located to the rear of the property having views over the rear garden with large picture window, radiator, fitted carpet and sliding door to:

### Spacious Lounge

18'9 x 9'10 (5.72m x 3.00m )

A great sized family room with large bow window to the front elevation which provides plenty of natural light, a focal point is the fireplace with raised hearth and fitted electric fire, TV aerial points, two radiators and fitted carpet . Wall light points and centre light point, fitted carpet.

### Stairs to first floor and Landing

12'6 z 8'9 reducing to 3'2 (3.81m z 2.67m reducing to 0.97m)

Stairs to first floor and landing being carpeted with a light and airy Landing with a extremely large picture window overlooking the front aspect with all accommodation leading off, built airing cupboard housing the hot water cylinder, access to loft hatch.

### Main double Bedroom

16'6 including wardrobes x 9'10 (5.03m including wardrobes x 3.00m)

The master bedroom is a very generous double bedroom located the front of

the property with fitted floor to ceiling wardrobes with cupboard above to one wall, large picture window overlooking the front aspect, radiator and fitted carpet.

### Double Bedroom Two

12'2 x 12'10 (3.71m x 3.91m )

This is part of the extension which provided a generous second double bedroom located to the rear with built in cupboard for storage purposes, window overlooking the rear garden and side opaque window, radiator, plenty of space for free standing furniture and fitted carpet.

### Bedroom Three

10'3 x 9'0 (3.12m x 2.74m )

Located to the rear with radiator, fitted carpet and window overlooking the rear garden.

### Bedroom Four

9'9 max x 6'0 (2.97m max x 1.83m)

Located to the rear with radiator, fitted carpet and window overlooking the rear garden. With a recessed area ideal for a floor to ceiling wardrobe.

### Family Bathroom including shower

9'9 x 8'6 (2.97m x 2.59m)

A fantastic well equipped bathroom with FOUR piece soft cream coloured suite comprising low level WC, bath with assist handles, pedestal wash hand basin and separate shower cubicle. There is a small window behind the WC and also a large window to the front with privacy glass. Chrome heated towel rail

### Outside

#### Front established garden

The property is set well back from the road behind an attractive brick boundary wall, driveway provides access to the front Reception Porch. There is a well maintained front garden with shaped flower borders with gravelled path ways for ease of maintenance, having an array of trees, shrubs and a variety of flowering plants. Timber gated side access provides access to the delightful generous sized rear garden.

#### Ample off road parking

Shaped tarmacadam driveway, with bricked edge, providing ample off road parking for two vehicles and leading to the :-

#### Integral single garage - Internal measurements

17'0 x 7'7 (5.18m x 2.31m)

With metal up and over door, having light and power, with wall mounted Worcester gas boiler which serves both the central heating and domestic hot water systems.

#### Delightful generous sized rear garden

Side pathway via the gated access leads to the delightful well established rear garden which is south westerly orientation. There is an generous patio area which is immediately to the rear of the property which enjoys a high degree of privacy, being a great sun trap which then opens onto the above average sized gardens. A lawned area with stepping stone pathway leading to a concrete path which runs the length of the garden dividing the garden in the middle with a various seating areas within the flower border, which provide an array of colour and scents. Panelled fenced boundaries with separate gardens and then leads to a very productive vegetable garden with raised beds, soft fruit bushes and fruit trees. Timber shed and greenhouse may be included in the sale.

#### Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at Liz Milsom Properties.

We provide an efficient and easy selling/buying process, with the use of

latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice offering COMPETITIVE fees.

#### Available:

9.00 am – 6.00 pm Monday to Friday (Late Night until 8.00 pm Thursday)

9.00 am – 4.00 pm Saturday

10.00 am – 12.00 Noon Sunday

#### Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

#### Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

#### Making an offer

As part of our commitment to our Vendors, we ensure that all potential buyers are in a position to proceed with any offer they make. Therefore we will ask to see evidence as to how the purchase is going to be funded. If it is an outright cash purchase, we will ask you to confirm the source and availability of your funds, in order for us to present your offer in the best possible light to the Vendor(s).

#### Planning Consents

It should not be assumed that the property has all necessary planning, building regulation or other consents. Where property alterations have been undertaken, buyers should check that relevant permissions have been obtained.

#### Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

#### Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

LMPL/LMM/EMM/28.07.2023/1 DRAFT

LMPL/LMM/EMM/28.07.2023/2 DRAFT

LMPL/LMM/EMM/28.07.2023/3 DRAFT 3

LMPL/LMM/EMM/29.07.2023/4 APPROVED



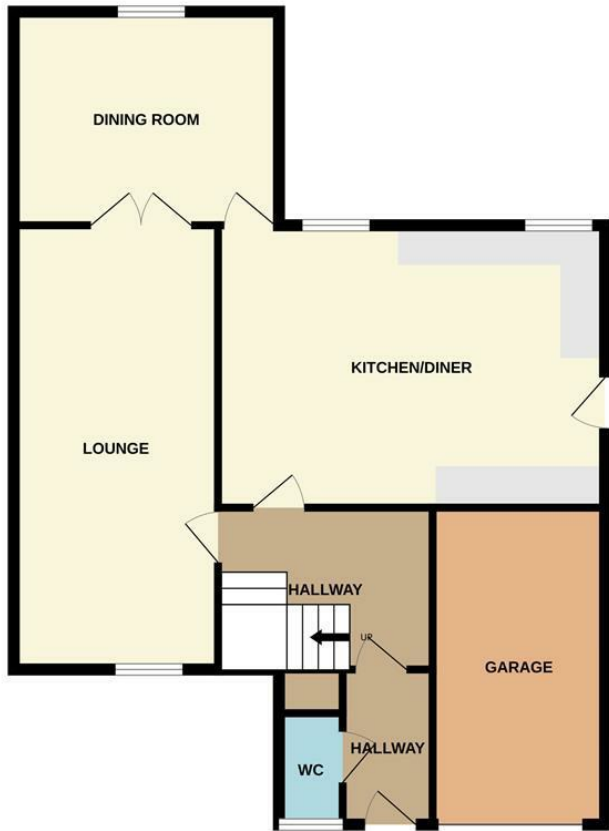








GROUND FLOOR  
892 sq.ft. (82.9 sq.m.) approx.



1ST FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



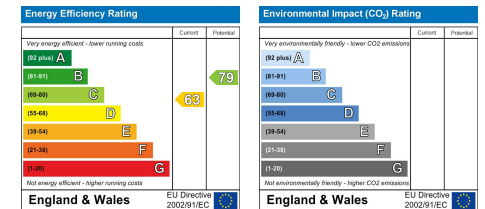
TOTAL FLOOR AREA : 1583 sq.ft. (147.1 sq.m.) approx.

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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## Directions

For SAT NAV purposes use DE12 6QP



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## COUNCIL TAX

Band: C

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



## THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

## GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

## MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

## THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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