



62 Linton Road
Castle Gresley, DE11 9HS
Offers over £239,950

lizmilsom
properties 

62 Linton Road, Castle Gresley, DE11 9HS

A MUST SEE PROPERTY..... Check out this STUNNING tastefully decorated FAMILY HOME. Renovated to an EXCEPTIONAL HIGH STANDARD & offering READY TO MOVE INTO ACCOMMODATION. Located close to amenities, schools and major road links, within this National Forest village with rear countryside views. EARLY VIEWING is HIGHLY RECOMMENDED to avoid disappointment, as we are EXPECTING A HIGH LEVEL OF INTEREST.

Accommodation: Having gas central heating & Double Glazing. The property in brief comprises of Spacious Lounge, Separate dining room FABULOUS BREAKFAST KITCHEN this room DEFINITELY HAS THE WOW FACTOR!! Tastefully decorated with a comprehensive range of units with a ground floor SHOWER ROOM & modern contemporary FAMILY BATHROOM, Two generously sized DOUBLE Bedrooms and an ATTIC ROOM. HURRY TO ARRANGE YOUR VIEWING with LIZ MILSOM PROPERTIES - OPEN 7 DAYS - LATE TILL 8pm Thursdays

- Deceptively Spacious Semi
- Two Generous sized Double Bedrooms
- Extended Breakfast Kitchen
- Converted Attic Room
- TO VIEW THIS LOVELY HOME CALL 01283 219336
- Beautifully Presented - Ready to Move into
- Lounge & Dining Room
- Downstairs Shower Room & First Floor Bathroom
- Delightful Garden - With Views to Fields
- EPC: D / TAX BAND : A



Location

The property is located on an impressive plot just off the A444 which gives excellent access to the M42 and M1 motorways. With excellent access to the A444, Castle Gresley is so perfect for commuters, as well as individuals who are in search of a village lifestyle. This traditional family sized home is less than five-miles from Burton-on-Trent and near the thriving cities of Derby, Loughborough and Leicester. With a history of coal mining and heavy industry, the landscape around Swadlincote is now that of rolling farmland, forests and newly planted woodlands. The property is also located a few miles from Swadlincote town centre where you will find local amenities which include shops, eateries and a local cinema. The property is also on a local bus route, schools are located within a few minutes walk. There is also a Docotors Surgery, known as Gresleydale which is close by together with a chemist within easy walking distance, local convenience store and hairdressers.

Overview - Ground Floor

The main entrance to the property is to the side, with a door opening into the splendid breakfast kitchen, having an excellent range of modern farmhouse style black wall and floor mounted units, wooden work surfaces, freestanding cooker with four ring gas hob and extractor hood over, porcelain sink with appliance spaces along with a breakfast area with French doors, overlooking the delightful rear garden and fields beyond. Just off the breakfast area there's a useful well equipped downstairs shower room with shower cubicle, wash basin and low level WC. A door from the kitchen leads through to the spacious lounge, this has a log burner with solid wood mantle which is to be discussed via a separate negotiation, newly fitted carpet, radiator, centre light point, inset feature glass windows, two further double glazed windows overlooking the side elevation, and an useful under stairs cupboard and a door to the inner lobby. From here, stairs lead off to the the first floor and there's a door to the dining room , which is located to the front of the house having double glazed window overlooking the front elevation, radiator, inset feature glass window, laminate flooring, feature fireplace and built in storage cupboard.

Overview - Upper Floors

To the first floor, the master bedroom is located to the rear of the property and has a cast iron feature fireplace, radiator, carpeted flooring , centre light point and window over looking the delightful rear garden, Along the passaged landing there's a second bedroom, also a double, with

carpeted flooring, useful storage cupboard and views over fields to the rear. At the end of the landing hall is the fully refurbished main bathroom, consisting of modern three piece white suite with traditional style freestanding bath with shower head, pedestal wash hand basin and low level WC along with a large airing cupboard which houses the newly installed Ideal boiler.

There is a further staircase off the landing leading to the easily accessible Attic , this has windows to the front and side, and has previously been used as an office, a playroom or just for storage, the current vendors use this great sized space as a further bedroom, but please be aware that there are no Building Regulations for this room as it is therefore classed as an Attic room.

The Well Presented Accomodation

Splendid Breakfast Kitchen

16'6" x 12'8" max (5.03m x 3.86m max)

Spacious Lounge

13'5" x 10'11 (4.09m x 3.33m)

Dining Room

13'5" x 11'11 (4.09m x 3.63m)

Bedroom One

13'5" x 10'11 (4.09m x 3.33m)

Bedroom Two

10'8" x 12'0" max (3.25m x 3.66m max)

Family Bathroom

7'10" x 10'11 (2.39m x 3.33m)

2nd floor Attic Room

13'3" x 17'0" max (4.04m x 5.18m max)

Outside

The property is set well back from the road. To the front there is a low maintenance, gravelled drive with space for two cars.

To the side is a private path with a gate leading to the rear garden. This has a perfect patio space ideal for entertaining during the summer months. large lawn area leading to a further patio are with brick built fire pit and seating area overlooking the fields, providing great views. There are wood and storage sheds one is used as a launder room with potential to be used as a home gym or office as there is power fitted.

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 with COMPETITVE FIXED 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

CALL THE MULTI-AWARD WINNING AGENT TODAY

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.

Measurements

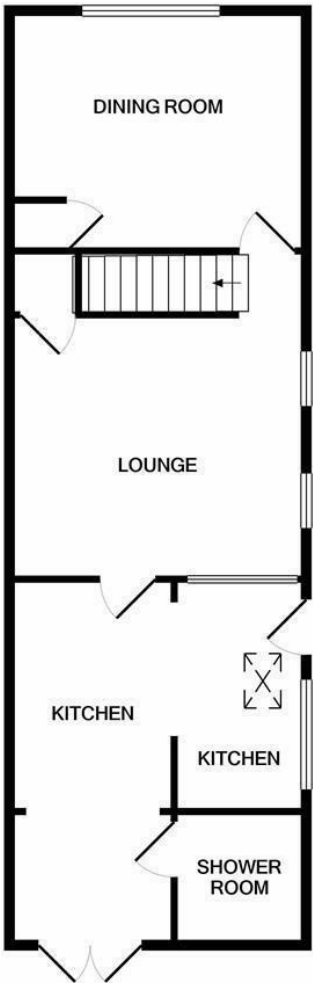
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended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

Disclaimer

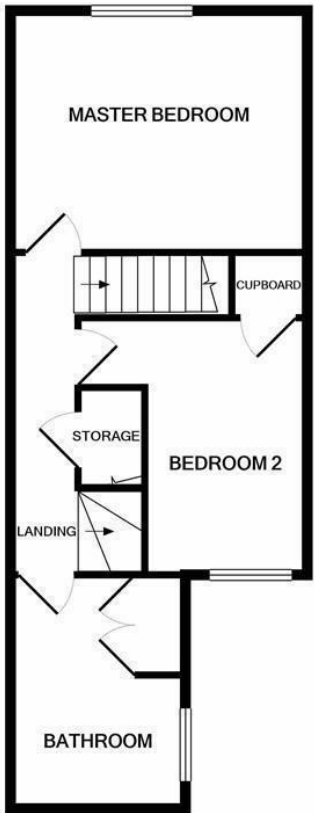
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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



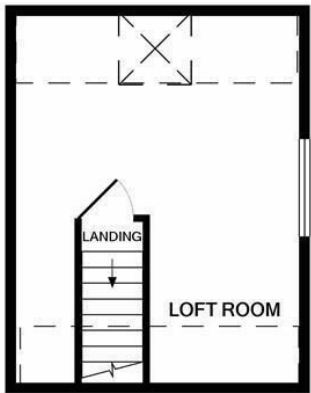
Directions



GROUND FLOOR
APPROX. FLOOR
AREA 567 SQ.FT.
(52.6 SQ.M.)



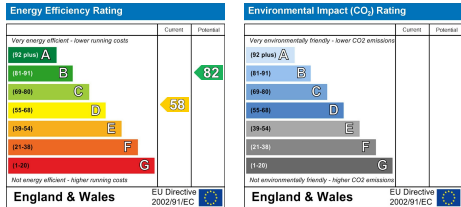
1ST FLOOR
APPROX. FLOOR
AREA 426 SQ.FT.
(39.5 SQ.M.)



ATTIC ROOM
APPROX. FLOOR
AREA 227 SQ.FT.
(21.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1219 SQ.FT. (113.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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COUNCIL TAX

Band: A

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

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