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56 Linton Road
Swadlincote, DE11 9HS
Reduced to £209,950

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Set on a generous plot in the peaceful village of Castle Gresley, this spacious three-bedroom home offers excellent potential for extension (subject to planning) and ideal family living. Featuring two generous reception rooms, a well-appointed kitchen, three bedrooms and a shower room. To the outside there is ample off-road parking, a garage with power, and a beautifully maintained rear garden with additional outbuildings, this property combines character, space, and future opportunity in a desirable rural setting.

- Three bedroom semi-detached home in a rural village location
- Dining room or second reception room
- 2 Great size double bedrooms and good size single bedroom
- Delightful Rear Garden
- Offered with NO UPWARD CHAIN
- Spacious lounge
- Fitted Kitchen
- Upstairs Shower Room
- Fantastic Parking facilities & Garage, potential to extend
- EPC : TBC/ 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 Doctors Surgery, known as Gresleydale which is close by together with a chemist within easy walking distance, local convenience store and hairdressers.

Overview

Nestled within the charming rural village of Castle Gresley, 56 Linton Road is a well-presented, spacious family home set on a generous plot, offering fantastic potential for extension (subject to planning permission). This versatile property is ideal for those seeking a peaceful village lifestyle without compromising on space or amenities.

To the front, the home boasts extensive off-road parking via a tarmac driveway, which continues to the side of the property and leads to a detached garage complete with up-and-over door, power, and electricity – perfect for secure storage or workshop use. A side gate provides access to the delightful rear garden, and a paved pathway guides you to the front entrance.

Inside, a bright and welcoming entrance porch greets you, featuring carpeted flooring and side-aspect windows that flood the space with natural light. Doors lead off to both the dining room and spacious lounge, with carpeted stairs rising to the first floor.

The dining room is generously proportioned and positioned to the front, featuring a gas fire that adds warmth and character, carpeted flooring, a leaded front window, and a glass-panelled internal door. Adjacent is the sizeable lounge, also to the front of the home, offering further charm with a brick-built fireplace housing an electric fire, a large leaded window, and a useful understairs storage cupboard. A door from the lounge leads into the fitted kitchen.

The kitchen is well-appointed with a range of oak wall and base units, a breakfast bar, tiled-effect vinyl flooring, and space/plumbing for appliances. A stainless steel sink sits below a leaded window overlooking the rear garden, and a rear door opens directly to the outdoor space – ideal for entertaining or everyday family life.

Upstairs, the home offers three well-sized bedrooms and a family shower room. Bedrooms one and two are generous doubles with carpeted floors, fitted wardrobes, and leaded windows to the front aspect, with bedroom two also benefitting from a built-in storage cupboard. Bedroom three is a comfortable single room with side window and direct access to the modern shower room, which comprises a low-level WC, shower cubicle, and vanity unit with inset basin. The space is

completed with tiling to splash-prone areas, a frosted window, useful storage cupboards, and houses the Worcester boiler.

The rear garden is a true highlight – beautifully maintained with a lawned area, mature planting, and well-established shrubs. Fenced and hedge-lined boundaries provide privacy, while pathways lead to additional features including a handy outside utility with space and plumbing for a washing machine and a low-level WC. Further down the garden sits a brick-built outhouse with light and power, offering superb storage or hobby space. The rear of the garage can also be accessed from the garden for added convenience.

This well-loved home offers exciting scope for modernisation or extension and enjoys a generous plot in a desirable village setting. Whether you're a growing family or seeking a home with long-term potential, 56 Linton Road is a must-see.

The well presented accomodation

Entrance Hallway

Dining Room

13'1" x 10'11" (3.99 x 3.33)

Spacious Lounge

13'1" x 12'0" (3.99 x 3.68)

Fitted Kitchen

10'0" x 8'11" (3.06 x 2.74)

First Floor Stairs & Landing

Bedroom One

10'10" x 9'10" (3.32 x 3.02)

Bedroom Two

13'1" x 10'11" (3.99 x 3.33)

Bedroom Three

9'0" x 4'9" (2.76 x 1.47)

En Suite

Garage

18'5" x 8'4" (5.62 x 2.56)

Outhouse/Utility Area

8'2" x 4'8" (2.49 x 1.44)

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9.00 am – 4.00 pm Saturday

Closed - Sunday

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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

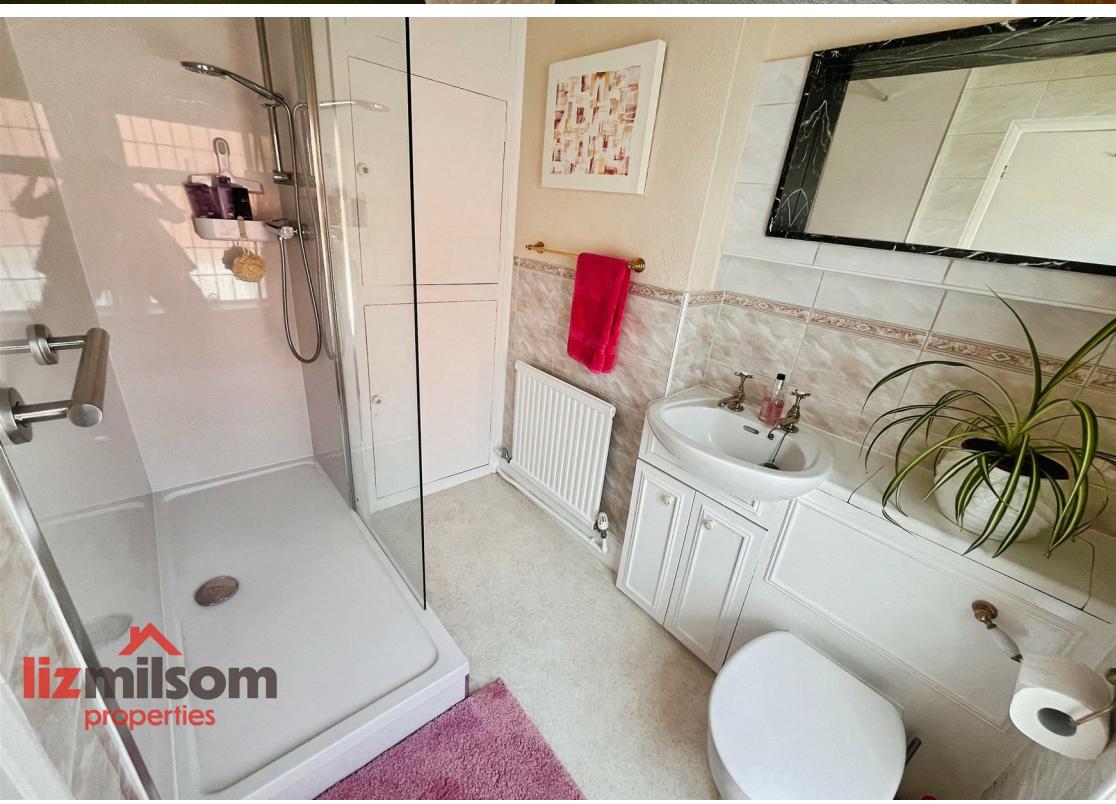
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

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

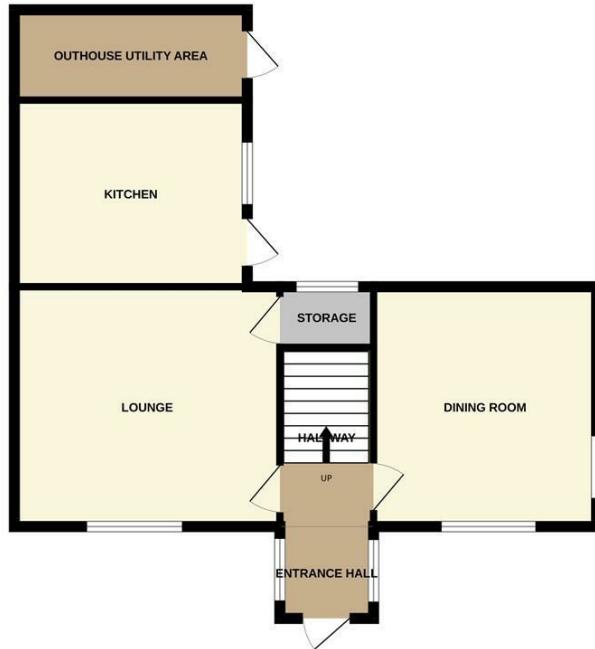
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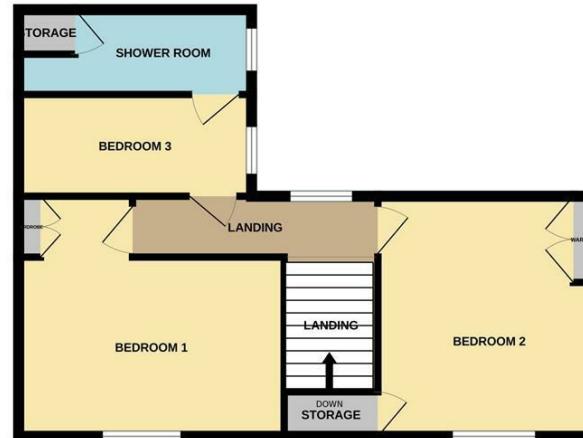
Directions

For sat nav purposes use the postcode DE11 9HS

GROUND FLOOR



1ST FLOOR



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	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	75
(81-91) B	49
(70-80) C	
(55-69) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(70-80) C	
(55-69) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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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

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MONEY LAUNDERING

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