

Foxley Chase, Linton, Swadlincote, Derbyshire DE12 £268,000

## Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

Cadley Cauldwell are please to market this well presented 3 bed detached family home. The home comprises entrance hall, lounge, kitchen/diner, cloakroom, 3 bedrooms, ensuite to master, family bathroom, enclosed rear garden and private parking for several vehicles.

The property benefits gas central heating and double glazing.

Freehold/Council tax: D/EPC: B

To arrange your viewing please contact Cadley Cauldwell on 01283 217251.

Entrance Hall - 1.6m x 2.01m (5'3" x 6'7")

Lounge - 4.17m x 4.34m (13'8" x 14'3")

**Kitchen/Diner** - 5.54m x 5.31m (18'2" x 17'5")

Maximum measurements shown.

Cloakroom - 2.06m x 0.89m (6'9" x 2'11")

**Bedroom 1** - 3.23m x 3.3m (10'7" x 10'10")

Ensuite - 1.12m x 2.34m (3'8" x 7'8")

Shower room

**Bedroom 2** - 3.3m x 3.3m (10'10" x 10'10")

**Bedroom 3** - 2.29m x 2.67m (7'6" x 8'9")

Bathroom - 1.88m x 1.93m (6'2" x 6'4")

## To the front

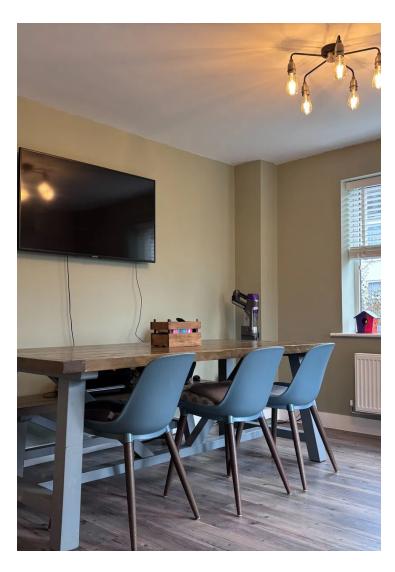
Driveway for 2-3 vehicles Laid to lawn to the front and side. Hedgerow for privacy. Path leading to the front door.

## To the rear

Enclosed rear garden laid to lawn, patio, and decked seating area. Side access to driveway.





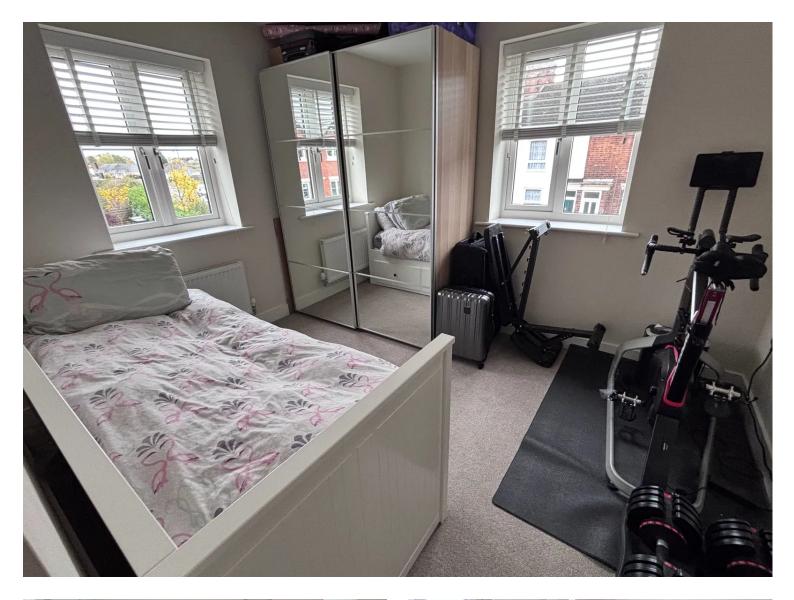
















## **Cadley Cauldwell**

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