



Manor Gardens, Linton, Swadlincote

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Property Description

Burchell Edwards are delighted to market this 3 Bedroom Detached family home. The property is situated on a lovely, private road in the Linton area. The property itself is finished to an exquisite standard throughout and boasts: a wonderful living room, a spacious kitchen/diner, a functioning utility room and a downstairs W/C all located on the ground floor of the property. On the first floor you are greeted to the landing which provides loft access, as well as access to 3 good sized, double bedrooms and the property's modern, family bathroom. As well as the bathroom, the master bedroom also boasts it's own personal en suite with shower. Outside to the rear is an enclosed garden which provides the ultimate hosting space with such a peaceful nature. The garden contains slatted paving seating area, easily maintainable artificial lawn as well as plenty of storage also. Viewing of this wonderful property is a must!

Entrance Hallway

Entrance door into hall with stairs to the first floor and doors to lounge and kitchen/diner

Living Room

18' 2" x 9' 5" (5.54m x 2.87m)

Feature log burner, radiator, upvc double glazed window to the front and double doors onto the garden.

Kitchen/Diner

18' x 9' 5" (5.49m x 2.87m)

Fitted wall mounted, base and drawer units and breakfast bar, sink and drainer unit. Fitted double oven and hob with extractor, integrated dishwasher, radiator and upvc double glazed double doors onto the garden.

Utility Room

7' 2" x 7' (2.18m x 2.13m)

Matching fitted units and work surfaces, plumbing and space for a washing machine and space for a tumble dryer, radiator and door to the garden.

Downstairs W/C

Low flush wc, wash hand basin and radiator.

Landing

Upvc double glazed window and doors to all bedrooms and family bathroom

Bedroom One

13' 10" x 9' 5" (4.22m x 2.87m)

Upvc double glazed window and radiator.

En Suite

Walk in shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

Bedroom Two

10' 7" x 9' 4" (3.23m x 2.84m)

Upvc double glazed window and radiator.

Bedroom Three

10' 6" x 7' 1" (3.20m x 2.16m)

Upvc double glazed window and radiator.

Bathroom

Panel enclosed bath with shower and shower screen, low flush wc, wash hand basin, radiator and upvc double glazed window.

Outside

Enclosed garden offering paved seating ares, artificial lawn and side gated access. Allocated carport and parking for 2 cars.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

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