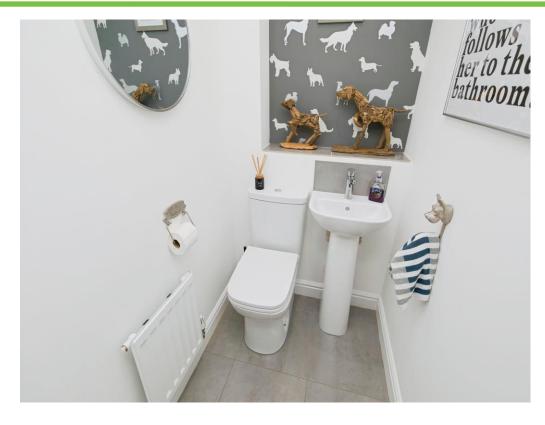


Manor Gardens, Linton, Swadlincote





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 slabbed paving seating are, 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.

















Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



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

To view this property please contact Burchell Edwards on

T 01283 530 169 E burton@burchelledwards.co.uk

Britannia House Station Street BURTON-ON-TRENT DE14 1AN EPC Rating: B Council Tax Band: C

/511501050

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT210703



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.