



Pineview, Coton Park
Linton Swadlincote



Pineview, Coton Park Linton Swadlincote DE12 6RE

for sale
£290,000



Property Description

At the front of the property, a spacious hallway leads to the large lounge through internal French doors.

To the rear is a large open-plan kitchen / dining / family area, the real show piece of the property. It comes complete with contemporary design and integrated appliances including induction hob, integrated single oven and a combination microwave/oven, dishwasher and fridge freezer. Stunning 5-metre aluminum bi-fold doors create an amazing centre piece to this modern open plan design. When open or closed, they bring the outside 'in', providing the ideal entertaining space. Next to the kitchen there is a spacious utility, and a guest cloakroom is also located off the entrance hallway.

On the first floor, there is a stunning master bedroom with an en-suite fitted with rain-head shower. The master bedroom also features French doors and glass Juliet balcony, which maximises the superb views across local countryside. There are three further bedrooms and a luxury family bathroom.

Other internal features include under floor heating throughout the ground floor and radiators on the first floor. The UPVC grey windows are A-rated and all internal doors are contemporary in design. Each bathroom is tiled and fitted with elegantly appointed sanitary ware.

Externally there is a block paved driveway to the fore, with a fully landscaped garden to the rear.

Pine View Development

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You could choose alternative tiles, flooring, staircases, kitchen worktops and doors, white goods, paving slabs and many more fixtures and fittings.

As we build many options in as we construct your new home, you'll have more choices the earlier

you reserve. The broad range of options can be found in the separate design brochures.



Ground Floor

Entrance Hallway

Lounge

19' x 10' 5" (5.79m x 3.17m)

Kitchen / Family Room / Diner

26' 9" x 14' 8" (8.15m x 4.47m)

Utility

.8' 8" x 7' 2" Max (2.64m x 2.18m Max)

Guest W.C

First Floor

Landing

Master Bedroom

15' 7" x 15' 7" (4.75m x 4.75m)

En-Suite To Master

5' 5" Max x 5' 5" Max (1.65m Max x 1.65m Max)

Bedroom Two

19' x 10' 5" (5.79m x 3.17m)

Bedroom Three

14' 8" x 10' 5" (4.47m x 3.17m)

Bedroom Four

8' 9" x 10' 2" (2.67m x 3.10m)

Family Bathroom

6' 6" x 8' 9" (1.98m x 2.67m)

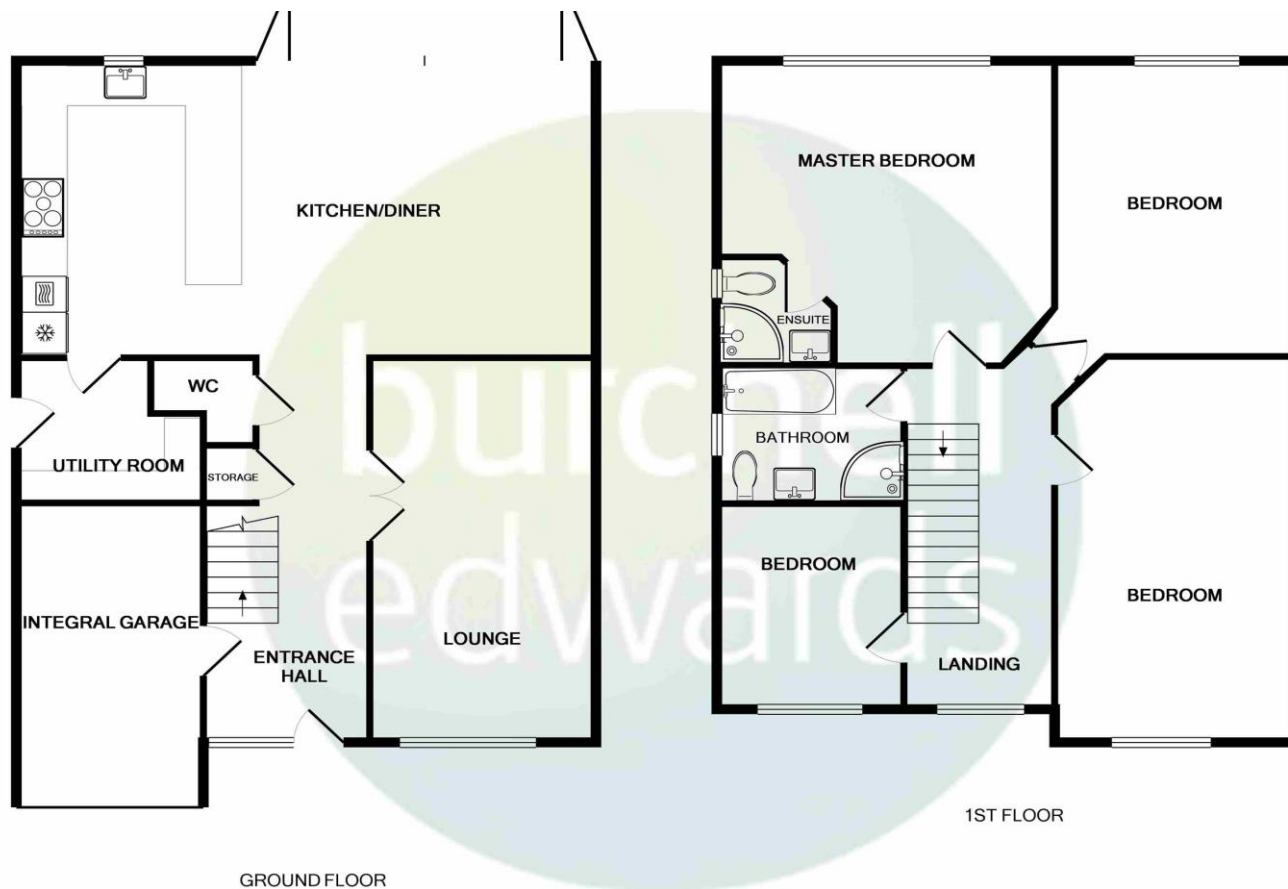
Outside

Rear Garden

Integral Garage

Off Road Parking





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EPC Rating: Exempt

Tenure: Freehold

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