

# Coton Park

Linton, Swadlincote, DE12 6RF

John German









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£425,000

This stunning contemporary family home boasts spacious open-plan living on a generous plot. At its heart, a high-spec kitchen, dining, and living area seamlessly extends to the private rear garden, creating the perfect space for family life and entertaining. Upstairs, four double bedrooms include a luxurious principal suite with an elegant en-suite and Juliet balcony, offering picturesque views over the garden and open playing fields. Outside, the private, non-overlooked garden provides plenty of space for relaxation and play, while a driveway offers off-road parking in this



Situated in the heart of the National Forest, Coton Park in Linton offers a picturesque countryside setting surrounded by woodlands, open fields, and scenic walking trails. The property is ideally located for easy access to the nearby towns of Swadlincote, Burton, and Ashby, all offering a variety of amenities. For commuters, the A444 and M42 provide excellent transport links.

A block-paved driveway provides off-road parking and leads to the front entrance porch. Beyond is a spacious and welcoming hallway with ample room for coats and shoes. Stairs lead to the first floor, while doors provide access to the guest cloakroom/WC and all ground floor living areas. Underfloor heating runs throughout the ground floor (excluding the family room). To your left is the family room previously an integral garage, this space has been converted into a versatile room featuring wooden flooring, a large front-facing window, a central light point, and a radiator. A door leads to a practical storage room with wall-mounted units, perfect for keeping belongings neatly out of sight. Elegant glazed double doors open into a generously sized lounge with beautiful flooring underfoot and a window overlooking the front. This stunning open-plan kitchen, dining, and family space is the true heart of the home, designed for modern living and effortless entertaining. The sleek white high-gloss kitchen is as stylish as it is functional, featuring a range of contemporary wall and base units, integrated appliances including an induction hob, extractor hood, electric oven, microwave, dishwasher, and fridge/freezer and a breakfast bar that comfortably seats four, perfect for casual dining. Expansive bi-fold doors span the width of the room, flooding the space with natural light and seamlessly connecting the indoors to the private rear garden, creating an idyllic setting for alfresco dining and summer gatherings. With zoned lighting adding to the ambiance, and generous space for both a dining area and relaxed seating, this exceptional open-plan design is perfect for family life, entertaining, and making memories. Conveniently located off the kitchen, the separate utility room includes space for appliances, worktops, a stainless steel sink, and plumbing. A side door with a built-in dog flap provides easy outdoor access for pets. The airing cupboard houses the water tank and air source heat pump. A standout feature of the home, the galleried landing is bright and airy, enhanced by a large front-facing window that fills the space with natural light. From here, doors lead to all bedrooms and the family bathroom. The luxurious and generously sized king bedroom is designed for both comfort and style. French doors open onto a glazed Juliet balcony, framing stunning views over the gardens and rolling fields beyond. Fitted wardrobes provide ample storage, ensuring a sleek and clutter-free space. The elegant en-suite features a walk-in rainfall shower, a contemporary wash basin, and a low-level WC. The room is finished with fully tiled walls and flooring, a modern wall-mounted radiator combining functionality with sophisticated design. The remaining three bedrooms include two spacious double bedrooms and a versatile third room, perfect as a small double or generous single bedroom, offering flexibility to suit your needs. Finally, the family bathroom features a sleek and contemporary four-piece suite, including a walk-in shower, deep soaking bathtub, low-level WC, and stylish wash basin. The space is enhanced by full-height tiling on the walls and floors, creating a luxurious and modern finish.

**Exterior:** Perfect for family life and entertaining, the spacious rear garden offers a large lawned area, ideal for children to play, alongside a useful covered side storage space. With a private, non-overlooked setting backing onto an open playing field and mature trees, this outdoor retreat provides a peaceful and secure environment for relaxation and social gatherings. Additional features include: Outdoor double power socket, external tap, garden lighting and power points

**Agents note:** The house is located in a conservation area

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

**Heating:** Air source heat pump with under floor heating (except family room)

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Derbyshire District Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA05032025

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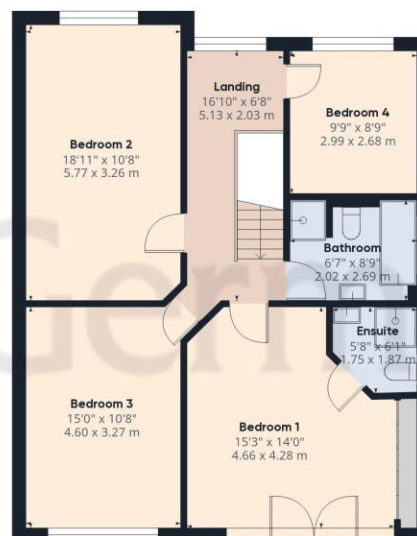








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1755.81 ft<sup>2</sup>

163.12 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Agents' Notes

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## Referral Fees

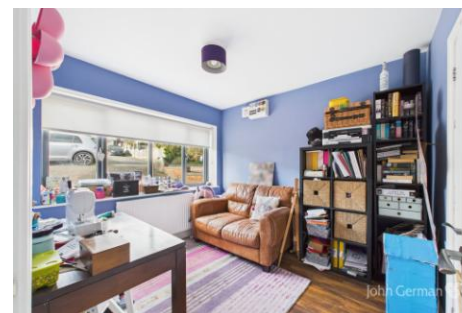
**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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