

Windsor Road

Linton, Swadlincote, DE12 6PL



This stunning three-bedroom semi-detached home has been tastefully modernised and improved throughout, offering stylish, spacious living ideal for families or first-time buyers. Set behind a gravel driveway with ample off-road parking, carport, and a detached timber garage, this property combines lovely interior finishes with practical outdoor space.

£250,000

John German

Beautifully Presented & Modernised Three-Bedroom Semi-Detached Home with Landscaped Garden & Ample Parking

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Step inside through a welcoming through reception hallway with clever under-stairs storage and Coretec flooring that flows seamlessly across the ground floor. This American flooring has cork on the back meaning it keeps warm in the winter months and cool in the summer months.

To the front lies a modern high-gloss kitchen, thoughtfully designed with a range of sleek cabinets, complementary countertops, Bosch induction hob with extractor, integrated oven, and space for both a washing machine and tumble dryer. A large double-glazed window provides lovely views over the rear garden with door to outside.

To the right, a spacious open-plan lounge and dining room offers the perfect social setting, featuring an attractive focal fireplace and French double doors that lead out to the landscaped rear garden.

Upstairs, you'll find three well-proportioned bedrooms-two doubles (including a generous king-size with mirrored wardrobes) and a good-sized single room. The refitted family bathroom boasts contemporary styling, including high-gloss fitted cabinetry, a large inset wash basin with mixer tap, a concealed-cistern WC, and an oversized walk-in shower with full-height tiling, glazed screen, and rainfall showerhead with additional hand-held unit.

The rear garden is landscaped, with a block-paved patio, neat lawn, well-stocked borders, and a timber shed-offering the perfect outdoor retreat. The wrought iron gates lead to a secure carport and driveway, continuing to the timber garage with power, lighting, and a side access door.

A superbly maintained and move-in ready home in a desirable location-early viewing is highly recommended.

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: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(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 A

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/29072025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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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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