



Colliery Lane, Linton, Swadlincote

An individual bespoke design home, offering unique accommodation across approximately 323 square meters (3476 sqft) set within a secure gated site in the South Derbyshire village of Linton. The modern interior accommodation suites the needs of a growing family with the design centred around the internal swimming pool with jacuzzi spa and atrium ceiling light proving an abundance of natural light throughout the property.

In brief the home opens with a front porch leading to the entrance hallway with double glazed windows looking through to the swimming pool. The home boasts a stunning open plan living dining kitchen with built-in appliances and central island finished with stone worksurfaces and an impressive dining area with bi-fold doors onto the rear garden.

The lounge has bi-fold doors to the garden, along with a built-in bar with granite top. The pool area is accessed either via the master bedroom suite or gym, and has a deep pool with jacuzzi spa alongside, shower area and changing room with WC. The gym is set on the rear aspect (23'0 x 13'8) with French doors leading into the pool area and offers the potential to create further bedrooms if needed.

The master bedroom suite incorporates a bedroom area with Bi-fold doors onto the garden, separate dressing room and bathroom offering a five-piece bathroom suite with jacuzzi spa bath. There are two further double bedrooms, each with their own en-suite facilities, a study, optional fourth bedroom, guest cloakroom and utility room.

Outside the home is set within a good size plot behind a private electric gate leading to the substantial driveway and detached double garage. The gardens offer ground to the rear and side elevations with stone patio. A unique home to be viewed strictly by prior appointment.



The Accommodation

In brief the home opens with a front porch with front secure entrance doors and internal double oak doors with half-moon glazing leading to the entrance hallway with double glazed windows looking through to the swimming pool area. The home boasts a stunning open plan living dining kitchen with built-in appliances and central island finished with stone worksurfaces with fitted gloss units. The appliances include an induction hob within the island with an extractor fan concealed within the ceiling above, two double ovens with twin microwave ovens above, concealed dishwasher, fridge & freezer, and an impressive dining area with aluminium bi-fold doors onto the rear garden. The lounge has aluminium bi-fold doors to the garden, along with a built-in bar with granite top and space for fridges below. The far wall has a fitted shelving area incorporating space for entertainment systems, and an internal door from the lounge gives access to the master bedroom suite.

The pool area is sited within the centre of the property and can be viewed through windows within the reception hallway and is accessed either via the master bedroom suite or gym, and has a deep pool with jacuzzi spa alongside. The pool area has a shower area and changing room with WC, with access to the pump room. The pool has a high ceiling with fitted ventilation, with LED ambient lighting, decorative stone tile wall and an atrium style roof light, providing an abundance of natural light throughout the property.

The gym is set on the rear aspect (23'0 x 13'8) with French doors leading into the pool area, and offers the potential to create further bedrooms if needed with door leading back to the main reception hallway. The master bedroom suite incorporates a bedroom area on the rear aspect with Bi-fold doors onto the garden and a walk-in bay window, separate dressing room fitted with shelving and hanging rails offering access to the loft, via loft ladder. The en-suite bathroom provides a five-piece bathroom suite with jacuzzi spa bath, his and hers ceramic hand wash basins with drawers below, walk-in shower area, built-in TV and finished with complimentary floor and wall tiling.

There are two further double bedrooms, the second double room has an en-suite bathroom concealed behind mirror doors and provides a three-piece bathroom suite with p-shape shower bath, basin, and floating WC. The third has a built-in wardrobe with ensuite shower room with a three-piece white shower room suite.

The study, optional fourth bedroom is located off the hallway nearer the front door, a guest cloakroom with a modern white contemporary suite, and utility room offering further freestanding appliance spaces. The interior accommodation is uPVC double glazed, with a light oak effect window frame, and has under floor heating throughout.

Outside the home is set within a good size plot behind a private electric gate leading to the substantial driveway and detached double garage with electric doors. The gardens offer ground to the rear and side elevations with stone patio.

Porch & Reception Hallway

Living Dining Kitchen

6.71m x 4.17m (22'0 x 13'8)

Lounge & Bar

6.58m x 5.33m max (21'7 x 17'6 max)

Utility Room

3.12m x 1.73m (10'3 x 5'8)

Guest Cloakroom & Comms Room

Study / Option Fourth Bedroom

3.02m x 2.64m (9'11 x 8'8)

Gym

7.01m x 4.17m (23'0 x 13'8)

Changing Room, WC & Pump Room

Master Suite

Bedroom Area

4.75m max x 4.22m (15'7 max x 13'10)

En Suite Bathroom

3.12m x 2.62m (10'3 x 8'7)

Swimming Pool

12.95m x 6.65m (42'6 x 21'10)

Double Bedroom Two

3.91m x 3.05m (12'10 x 10'0)

En suite Bathroom

3.02m x 2.08m (9'11 x 6'10)

Double Bedroom Three

3.91m x 3.05m (12'10 x 10'0)

En suite Shower Room

2.01m x 1.55m (6'7 x 5'1)

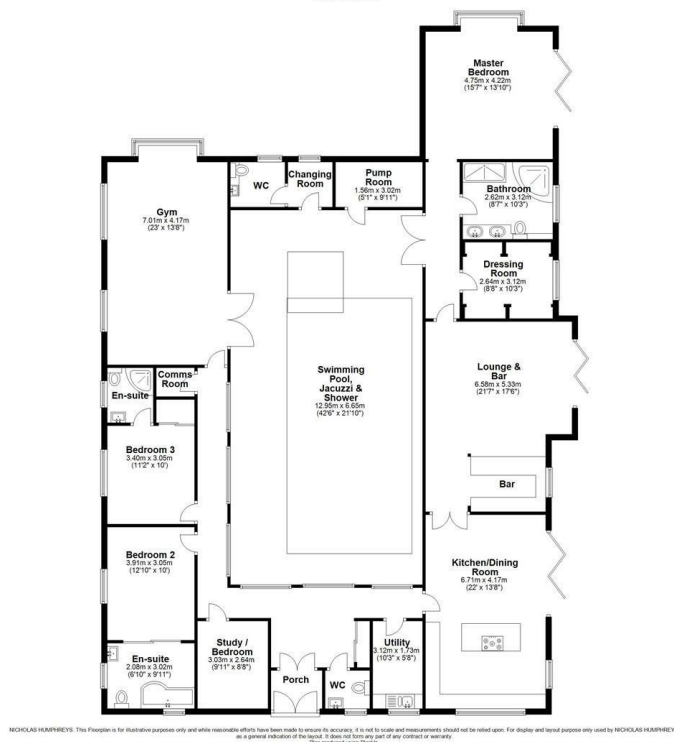
Double Detached Garage

Secure Gated Driveway & Gardens

Property construction: Standard
Parking: Drive & Garage
Electricity supply: Mains
Water supply: Mains
Heating: Mains Gas
Council Tax Band: G
Local Authority: South Derbyshire District Council
Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/> Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Useful Websites: www.gov.uk/government/organisations/environment-agency
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change.







Council Tax Band G

Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order. **Floor Plans.** To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective License Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. A license fee for application will be payable and work to the home may be required. Full information: <https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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