



Winchester Drive, Linton, Swadlincote,
Derbyshire



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£225,000



Key Features

- Substantial Semi Detached Home
- Four Bedrooms
- Extremely Popular Fringe Of Village Location
- Open Views To Front
- Upvc Double Glazing & Gas Fired Central Heating
- Immediate Vacant Possession
- EPC rating C
- Freehold





Situated in this lovely position this semi detached family home has the benefit of a loft conversion providing a useful fourth bedrooms and providing accommodation, whilst in need of improvement, provides good family living space. In brief the accommodation comprises:

- entrance hall, fabulous through lounge/diner, kitchen, on the first floor a landing leads to three bedrooms, all with built-in furniture and bathroom with modern white suite and a staircase leads to a large converted attic bedroom with double glazing and central heating. Outside a sweeping block paved driveway provides extensive parking, electric up and over garage door leads to a double carport, beyond which is a large brick built garage, workshop and wc. The rear garden is extensively laid to block paving.

Accommodation In Detail

Open Canopied Entrance

having concealed spotlights and door leading through to:

Entrance Hall 4.05m x 1.86m (13'4" x 6'1")

having staircase rising to first floor, one central heating radiator, coving to ceiling and useful understairs storage cupboard.

Large Open Plan Lounge Diner

having Upvc double glazed windows to front and rear elevation, ornate coving and plaster moulding to ceiling, feature fireplace with marble backplate and hearth, fitted wall light points and two double central heating radiators.

Kitchen 2.7m x 2.56m (8'11" x 8'5")

having a good range of cream fronted base and eye level units with complementary rolled edged working surfaces, polycarbonate sink and draining unit, Upvc double glazed window to rear elevation, one double central heating radiator, coving to ceiling and half obscure double glazed door to side.

On The First Floor

Landing

having Upvc double glazed window to side elevation, coving to ceiling, fitted dado rail and thermostatic control for central heating.

Master Bedroom 2.75m x 3.28m (9'0" x 10'10")

having Upvc double glazed window to rear elevation, one central heating radiator, coving to ceiling, fitted dado rail and range of four double built-in wardrobes.

Bedroom Two 3.33m x 2.93m (10'11" x 9'7")

having an extensive range of built-in wardrobes, cupboards and drawers, coving to ceiling, one central heating radiator and Upvc double glazed windows providing open views to the front.

Bedroom Three 2.33m x 2.26m (7'7" x 7'5")

having Upvc double glazed window to front elevation, useful overstairs storage cupboard housing fitted Veissman gas fired central heating boiler, one central heating radiator and built-in storage and wardrobes.

Bathroom

having modern white three piece suite comprising panelled bath with waterfall mixer taps, electric shower and glass screen, wall mounted wash basin, low level wc, full tiling complement to walls, fitted extractor, low intensity spotlights to ceiling, chrome ladder towel radiator and obscure Upvc double glazed window to rear elevation.



On The Second Floor

Attic Bedroom Four 5.33m x 3.43m (17'6" x 11'4")

having vaulted ceiling, low intensity spotlights to ceiling, Upvc double glazed tilt and turn window to side elevation, one central heating radiator and access to eaves storage space.

Outside

To the front of the property is a hard landscaped fore garden with an adjacent sweeping block paved driveway leading to a large covered carport with electric up and over remote controlled garage door and in turn leads to a detached garage and workshop. There is external lighting and water supply. The rear garden is extensively laid to block paving.

Carport 7.2m x 2.62m (23'7" x 8'7")

Garage 5.5m x 3.12m (18'0" x 10'2")

having up and over door, Upvc double glazed window to side elevation, electric light and power.

Workshop 3.13m x 3.3m (10'4" x 10'10")

having electric light and power together with a cloak room with wc, wall mounted wash basin with electric water heater, extractor vent and tiling to walls and floor.



Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

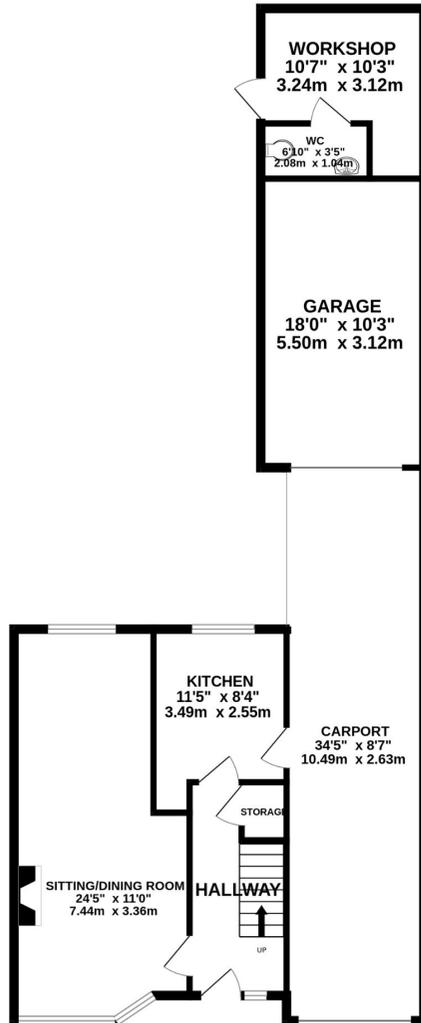
Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

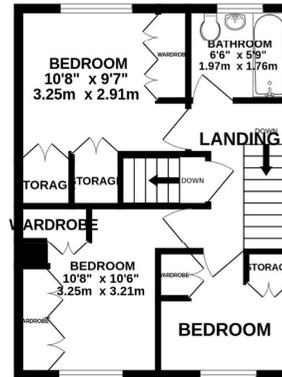
Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



GROUND FLOOR
988 sq.ft. (91.8 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



2ND FLOOR
193 sq.ft. (17.9 sq.m.) approx.



TOTAL FLOOR AREA : 1568 sq.ft. (145.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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