Cauldwell Road

Linton, Swadlincote, DE12 6RX

John German




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£318,500

Situated on Cauldwell Road within the popular village of Linton, this extended detached home provides generous and versatile accommodation extending to approximately 1,241 sq ft, complemented by a driveway, garage and well-maintained rear garden. The property offers three bedrooms to the first floor, together with a useful study which could also be utilised as a fourth bedroom, making it well suited to a variety of buyers.



A spacious entrance hall provides a welcoming introduction to the property, with access to the principal ground floor rooms. To the left is the L-shaped kitchen/diner, fitted with a range of wall and base units, work surfaces, sink, gas hob with extractor over and an eye-level double oven. There is also an integrated dishwasher and space for a fridge freezer. The dining area provides useful additional space for family dining and everyday living.
Off the kitchen is a utility room, providing further storage and space for both a washing machine and tumble dryer, together with an additional sink. From here, there is access to the ground floor wet room, fitted with a shower, WC and wash hand basin.
To the right of the entrance hall is a particularly generous dining room, offering excellent space for a large dining table and further furniture. This room also provides access to the garage and the study. The study is a versatile room which could comfortably serve as a home office, playroom or, subject to requirements, a fourth bedroom.
Positioned towards the rear of the property is the generous living room, featuring a fireplace, open staircase and double doors opening directly onto the rear garden. The room provides a comfortable principal reception space with a pleasant connection to the outside.
To the first floor are three double bedrooms, providing good-sized sleeping accommodation. The family bathroom is fitted with a bath, separate shower cubicle, WC and wash hand basin.
Outside, the property benefits from a driveway to the front providing off-road parking and access to the garage. To the rear is an attractive and manageable garden incorporating areas of lawn, decking and patio, providing a choice of spaces for seating, entertaining and enjoying the garden throughout the year.

Linton is a well-established South Derbyshire village situated approximately five miles southeast of Burton upon Trent and close to Swadlincote. The village provides a range of everyday amenities including a local convenience store, primary school, public house, village hall and community facilities, with regular bus services providing connections towards Burton upon Trent and Swadlincote

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**: 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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA21092026
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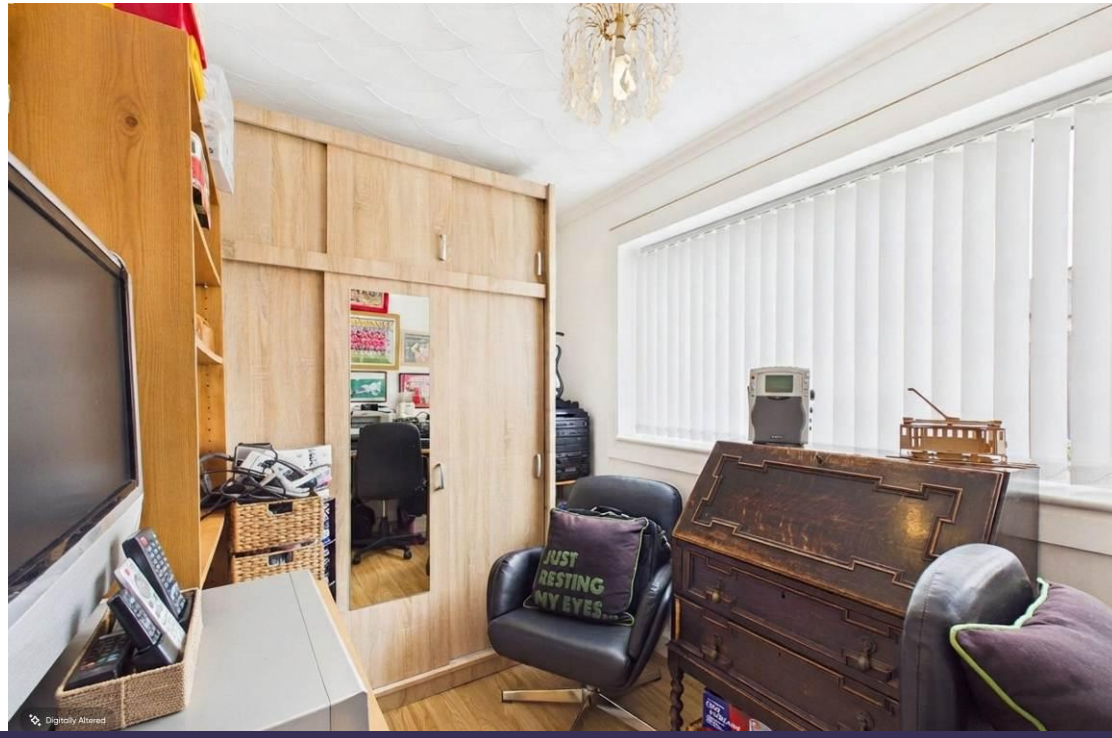


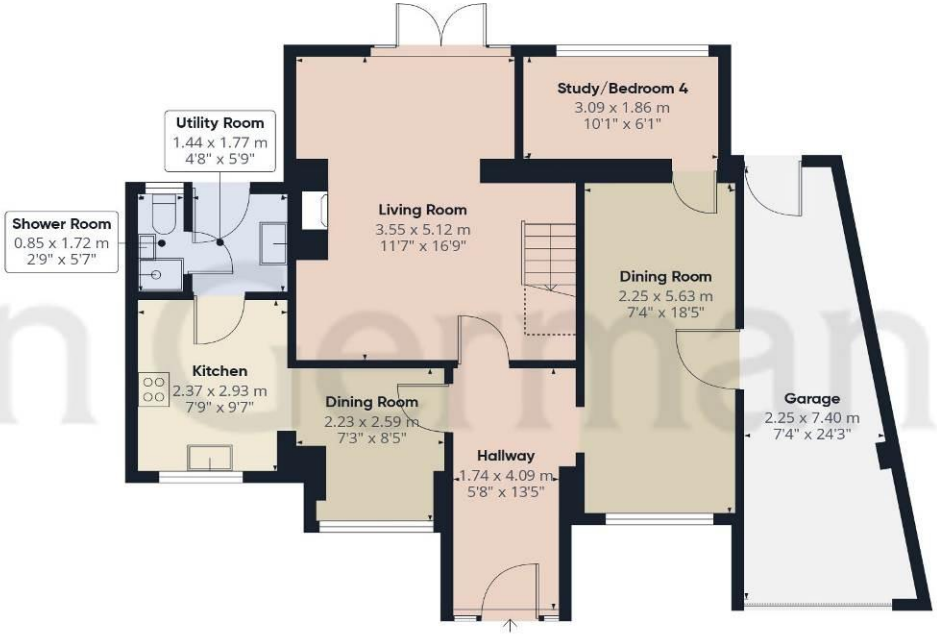



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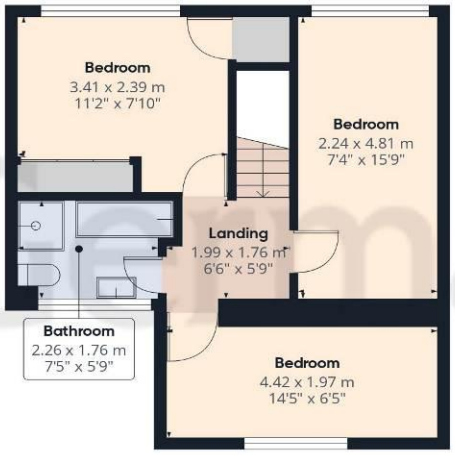

Digitally Altered


Digitally Altered


JUST
RESTING
MY EYES
Digitally Altered



Ground Floor





Floor 1

John German

Approximate total area(1)

115.3 m²

1241 ft²

Reduced headroom

1.4 m²

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

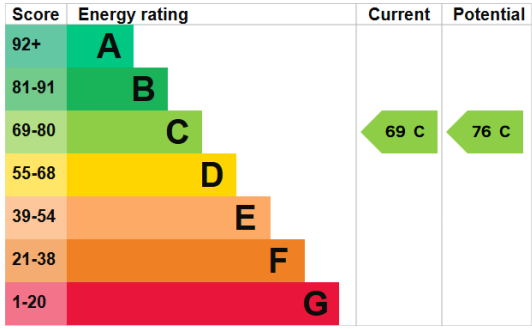
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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