



Cauldwell Road, Linton, Swadlincote,
Derbyshire



4



1



2

£350,000



Key Features

- Impressive Fringe Of Village Home
- Countryside Views
- Four Well Proportioned Bedrooms
- Heavily Extended To Rear
- Extremely Well Presented Throughout
- Easy To Maintain Landscaped Garden
- EPC rating D
- Freehold





Situated on the fringe of this extremely popular village this beautifully presented four bed roomed link detached home offers a wealth of beautifully presented accommodation which in brief comprises: - entrance hall, large open plan lounge opening through into the dining room, stunning garden room with bi-fold doors, well fitted kitchen with integrated appliances and solid granite work surfaces, store, utility room and garage which has been converted into storage. On the first floor a landing leads to four well proportioned bedrooms and a sumptuously appointed bathroom. Outside to the front a gated driveway provides ample parking and to the rear is a easy to maintain private garden.

Accommodation In Detail

Contemporary half obscure Upvc double glazed entrance door with double glazed lights to either side leading to:

Entrance Hall

having engineered oak stripped flooring, low intensity spotlights to ceiling and half glazed door leading through to:

Main Reception Room 5.82m x 3.51m (19'1" x 11'6")

having contemporary staircase rising to first floor with glass balustrade and oak newel posts and handrails, engineered oak plank flooring, Upvc bow window to front elevation, low intensity spotlights to ceiling and opening leading through to:

Dining Area 3.51m x 3.12m (11'6" x 10'2")

having engineered oak flooring, timber panelling to walls, low intensity spotlights to ceiling and Upvc double glazed French doors with Upvc double glazed panels to either side opening into:

Garden Room 5.8m x 2.75m (19'0" x 9'0")

having high gloss cream ceramic tiling to floor, two glazed skylights and bi-fold doors opening onto the rear garden.

Kitchen 2.46m x 3.33m (8'1" x 10'11")

having a range of high gloss cream fronted base and wall mounted units with complementary granite effect working surfaces with iridescent gold fleck, concealed under unit lighting, quality Neff appliances including double oven and induction hob, plasma style induction unit, integrated dishwasher, fitted kickstrip heater and lighting, low intensity spotlights to ceiling.

Rear Ancillary Room 2.77m x 2.2m (9'1" x 7'2")

Rear Hallway

having obscure double glazed door to rear elevation.

Guest Cloak Room/Utility Room

having double stack space for washing machine and tumble dryer, stainless steel sink with swan neck mixer tap over, low level wc, obscure Upvc double glazed window to rear elevation.

On The First Floor

Landing

having low intensity spotlights to ceiling and access to loft space.

Master Bedroom 3.3m x 3.35m (10'10" x 11'0")

having Upvc double glazed window to front elevation and Herringbone fitted LVT flooring.

Bedroom Two 3.2m x 3.55m (10'6" x 11'7")

having Upvc double glazed window to rear elevation and one central heating radiator.

Bedroom Three 2.75m x 3.6m (9'0" x 11'10")

having dual aspect Upvc double glazed windows to front and rear elevations, electric panel heater, feature panelled wall and coving to ceiling.



Bedroom Four 3.1m x 2.4m (10'2" x 7'11")

having Upvc double glazed window to front elevation and useful recess storage.

Bathroom

having suite comprising panelled bath with electric shower over together with shower screen, vanity wash basin, low level wc, ceramic tiling to floor, obscure Upvc double glazed window to rear elevation and low intensity spotlights to ceiling.

Outside

To the front of the property is a driveway and a mainly lawned fore garden with mature shrubs and set behind wrought iron gates and dwarf brick wall. The driveway leads to a large store. To the rear is a easy to maintain garden secluded garden screened well by timber fencing and featuring mature shrubs, patio areas and artificial lawn.



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

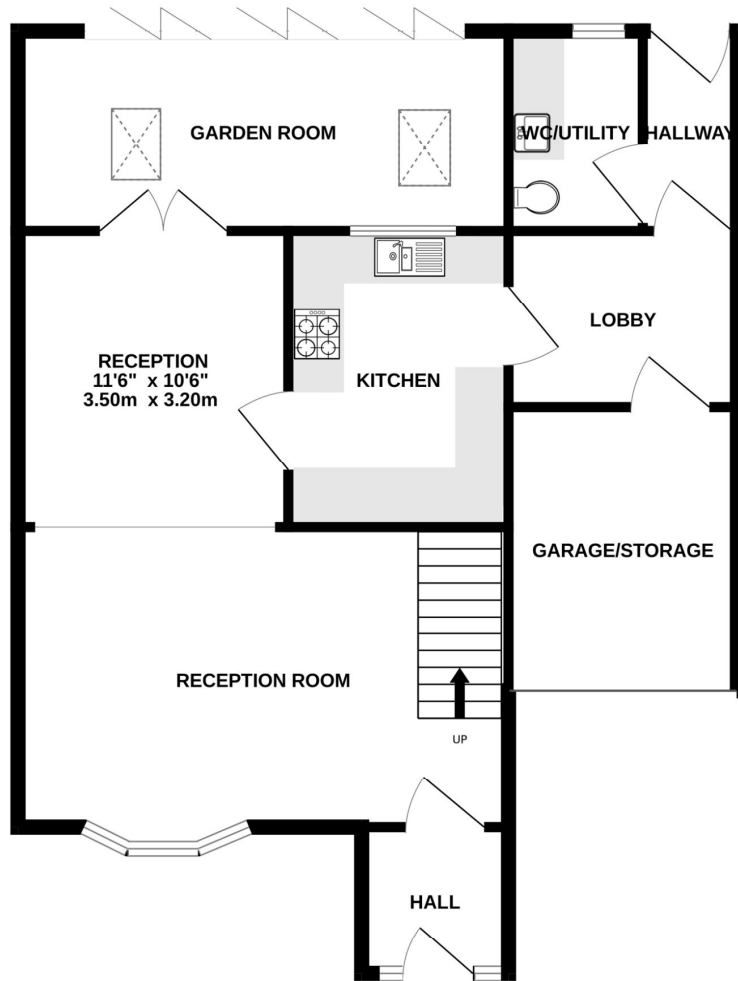
Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

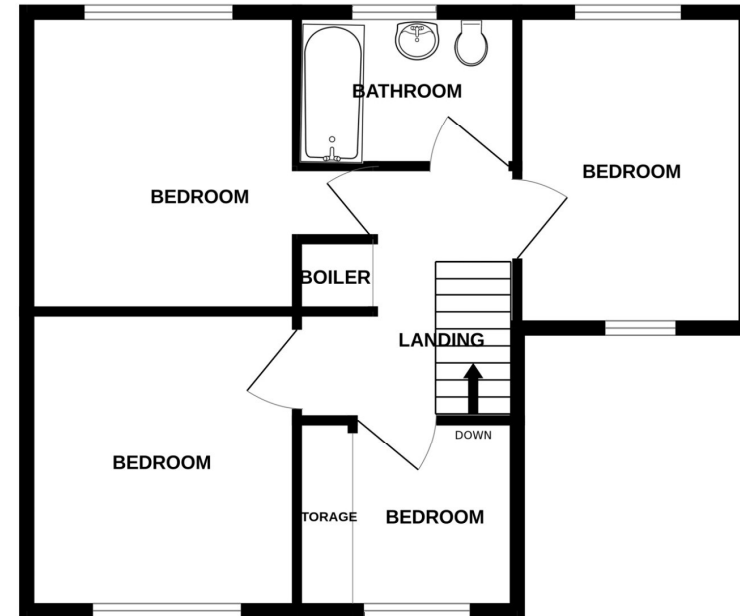
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via 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
853 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.5 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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