



Hillside Road Linton DE12 6RB

Swadlincote

£350,000



Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Nestled in a highly sought-after location, this two-bedroom detached bungalow offers a wonderful opportunity for comfortable living with excellent potential. The property boasts a welcoming open-plan kitchen, living, and dining area, perfect for modern lifestyles and entertaining.

Upon entering the **Entrance Hall** (4.44m x 1.17m), you are led into the heart of the home: the expansive **Kitchen / Lounge Area** (6.98m x 3.78m), seamlessly flowing into the dedicated **Dining Area** (3.2m x 3.68m). This bright and airy space is ideal for both relaxation and social gatherings.

A practical **Rear Hall Area** (1.5m x 1.91m) leads to a convenient **Utility Room** (2.39m x 1.65m). The bungalow features two well-proportioned bedrooms, including **Bedroom 1** (2.41m x 4.14m) and **Bedroom 2** (3.51m x 4.27m), offering comfortable retreats. The property is served by a spacious **Bathroom** (3.33m x 4.04m).

Externally, the property presents a charming **Front** forecourt with block paving and a lawned area bordered by hedging, with gated access to the rear. A generous **Covered Area** (6.93m x 2.49m) runs along the side of the property. The private and enclosed **Rear Garden** features a block-paved patio, a lawned area, raised beds with mature planting, and decorative gravel areas with a fountain and feature planter. A wooden Arbor adds a touch of charm, with gated access to the front via the covered area.

For additional practicality, there is a dedicated **Garage / Storage** (4.55m x 2.11m) and a separate **Store** (2.21m x 2.49m), offering excellent potential for home workshops or additional storage. The property benefits from off-street parking and a driveway. With an EPC Rating: D and Council Tax Band: C, this home is ready for its next owners.

Located in a desirable area, this bungalow provides easy access to local amenities and transport links. We highly recommend a viewing to fully appreciate all this versatile property has to offer.

Freehold/ EPC Rating: D / Council Tax Band: C

To arrange your viewing, contact CADLEY CAULDWELL on 01283 217251.









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