



**Main Street, Linton, DE12**

**£210,000**

**Bedrooms: 2 | Bathrooms: 2 | Receptions: 1**

Cadley Cauldwell are pleased to market this charming two-bedroom semi-detached home. The home offers comfortable living in a sought-after village location, available with no onward chain. Situated in Linton, this property is perfect for those seeking a peaceful setting with excellent amenities nearby.

Upon entering, you are welcomed into a spacious Living Room, providing an inviting space for relaxation. The well-proportioned Kitchen/Diner is designed for both practicality and socialising, leading to a convenient Utility Area. A practical Rear Porch offers additional space, and the downstairs is completed by a well-appointed Bathroom.

Upstairs you will find two comfortable bedrooms. Bedroom 1 benefits from its own modern Ensuite Shower Room, offering privacy and convenience. Bedroom 2 is a good size, providing flexible space.

Externally, the property boasts a welcoming forecourt area to the front, featuring block paving, a charming brick-built raised bed with planting, and an abundance of off-street parking for several vehicles. A wooden storage shed provides practical outdoor storage. The delightful south-facing rear garden is enclosed, offering a private oasis. It includes a paved patio/seating area perfect for al fresco dining, a picket-fenced lawn with mature shrubs and planting, an additional wooden storage shed, and a brick-built outbuilding.

Located in the popular village of Linton, this home is well-placed for local amenities, schools, and offers good transport links. The property benefits from gas central heating and double glazing throughout.

Council Tax Band: A / EPC: TBC / Freehold

Discover the charm and convenience of this lovely home. Contact Cadley Cauldwell on 01283 217251 to arrange your viewing today!

**Living Room** - 3.81m x 4.78m (12'6" x 15'8")

**Kitchen/Diner** - 2.34m x 4.78m (7'8" x 15'8")

**Utility Area** - 2.34m x 1.22m (7'8" x 4'0")

**Bathroom** - 3.89m x 1.3m (12'9" x 4'3")

**Rear Porch** - 1.45m x 1.85m (4'9" x 6'1")

**Stairs & Landing** - 4.01m x 0.89m (13'2" x 2'11")

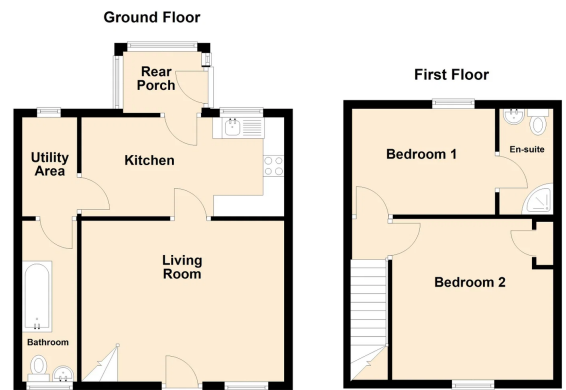
**Bedroom 1** - 2.49m x 3.38m (8'2" x 11'1")

**Ensuite Shower Room** - 2.46m x 1.27m (8'1" x 4'2")

**Bedroom 2** - 3.81m x 3.78m (12'6" x 12'5") Measurements shown are a maximum.







## Cadley Cauldwell

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