

Maitland Road, Linton, Swadlincote, DE12 6QU

Nicholas Humphreys

Asking Price £380,000

An impressive and spacious five-bedroom, three-storey executive family home occupying a desirable residential position within the popular village of Linton, enjoying an attractive outlook and fantastic family accommodation.

Offering versatile accommodation ideal for the growing family, the property features a welcoming reception hallway, separate study, guest cloakroom, impressive open-plan fitted dining kitchen with integrated appliances and separate utility room.

The first floor provides a generously proportioned lounge overlooking the green space, two versatile bedrooms and a modern four-piece family bathroom.

The second floor offers a superb principal bedroom suite with dressing area and en-suite shower room, together with two further bedrooms. Outside, the property benefits from a driveway providing parking for several vehicles, integral garage and established enclosed rear garden.

Conveniently situated for Swadlincote, Ashby-de-la-Zouch and Burton-on-Trent, with access to the A38 and M42 road networks. Viewing is highly recommended to appreciate the space, flexibility and attractive setting of this substantial family home.





The Accommodation
The home is entered via a UPVC double glazed front entrance door, opening into a welcoming reception hallway with staircase rising to the first-floor accommodation and a useful understairs storage cupboard. A door leads through to the fitted guest cloakroom, comprising a WC and hand wash basin.

Positioned to the front aspect of the home is a separate study, providing an ideal space for those working from home, complete with radiator and UPVC double glazed window overlooking the front elevation.

Occupying the rear aspect of the property is the impressive open-plan dining kitchen, creating a wonderful space for both everyday family living and entertaining. The kitchen area is comprehensively fitted with an extensive selection of modern base cupboards and matching eye-level wall units, complemented by preparation work surfaces incorporating a breakfast bar. Integrated appliances include a dishwasher, fridge and freezer, together with a built-in oven, electric hob and extractor hood above.

Ceramic tiled flooring continues through to the spacious dining area, which offers ample room for a formal dining table and chairs. UPVC double glazed French patio doors open directly onto the established rear garden, providing an attractive connection between the indoor and outdoor living spaces.

A separate utility room provides additional practicality, incorporating a built-in washing machine, further appliance spaces and ceramic tiled flooring.

First Floor Accommodation
The first-floor landing enjoys natural light from a UPVC double glazed window to the side elevation, together with a radiator and staircase rising to the second-floor accommodation. Doors lead off to the principal first-floor rooms.

The generously proportioned lounge is undoubtedly a particular feature of this family home, spanning the entire front elevation and enjoying an elevated outlook across the attractive green park. UPVC double glazed windows provide excellent natural light, whilst double radiators and television and telephone connection points complete this impressive reception room.

Also positioned on this floor is a spacious double bedroom, offering excellent flexibility for family requirements and equally suitable for use as a games room (currently) or second reception room. The room benefits from a UPVC double glazed window and double radiator.

A further well-proportioned bedroom enjoys a pleasant rear aspect overlooking the established garden, complete with UPVC double glazed window and radiator.

Completing the first-floor accommodation is a modern fitted family bathroom, appointed with a contemporary four-piece suite comprising a panelled bath, WC, hand wash basin and separate double walk-in shower enclosure with thermostatic shower and twin shower heads. The bathroom is finished with ceramic tiled flooring and radiator.

Second Floor
The second-floor landing benefits from a double glazed window to the side elevation, access to the loft space and a useful airing cupboard housing the domestic hot water cylinder.

The impressive principal bedroom suite occupies the front aspect of the property, providing a spacious and comfortable retreat. Natural light floods the room through a combination of UPVC double glazed window and skylight window, whilst radiators provide heating.

A dedicated dressing area incorporates a selection of built-in double wardrobes, providing excellent storage facilities. The principal bedroom further benefits from its own en-suite shower room, fitted with a contemporary white suite comprising WC, hand wash basin and double shower enclosure, complemented by ceramic tiled flooring and double radiator.

A further generously proportioned double bedroom is positioned to the rear aspect, enjoying natural light from a double glazed skylight window and benefiting from a radiator.

Completing the second-floor accommodation is an additional well-proportioned single bedroom, also featuring a double glazed skylight window and radiator, providing an ideal child's bedroom, nursery or additional home office.

Outside
The property occupies an attractive position within this popular residential development, with a front garden and driveway providing off-road parking for several vehicles and leading to the integral garage.

Gated side access leads through to the established and enclosed rear garden, which is predominantly laid to lawn with a paved patio seating area, ideal for outdoor dining and entertaining during the warmer months. The garden is enclosed by fenced boundaries, creating an attractive outdoor space for family enjoyment.

Location
The property is situated within the desirable village of Linton, on the outskirts of the market town of Swadlincote and conveniently positioned between the larger centres of Ashby-de-la-Zouch and Burton-on-Trent.

Linton offers a welcoming village environment with a range of everyday amenities, including a local infant and junior school, convenience store and traditional village public house. The surrounding area provides access to countryside walks and recreational opportunities, whilst the nearby towns offer a wider selection of shopping, leisure and educational facilities.

The location is also well placed for commuters, with convenient road connections towards the A38 and M42 motorway networks, providing access to the wider Midlands region.

Additional Information
Estate Maintenance Charge: The development is subject to an annual estate maintenance charge, currently understood to be approximately £375 per annum for 2026, contributing towards the upkeep and maintenance of the communal green spaces and landscaped areas within the development. Prospective purchasers should verify the current charge and arrangements through their legal representatives.

Viewing Arrangements: Viewing is strictly by appointment only through Nicholas Humphreys Estate Agents.

Property construction: Standard
Parking: Drive & Garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: E
Local Authority: South Derbyshire Council
Broadband type: TBC - See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Useful Websites: www.gov.uk/government/organisations/environment-agency
An on-site management fee may apply to all modern or new developments.
Photographic Disclaimer: Images may have been digitally enhanced to improve lighting, clarity and natural colour balance. Such enhancements are intended for presentation purposes only and do not materially alter the property's appearance, features or condition.

Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your credit rating. A non-refundable compliance fee of £36.00 including VAT applies per person (with an additional fee of £36.00 per individual/ cash donor). Full details are set out in our PDF brochure.
Please ensure you have viewed the agent’s full PDF branded brochure for full information, selective licence areas and charges regarding the proposed purchase of the property and not rely on third party website information supplied before actioning the purchase process.
The property information provided by Nicholas Humphrey Estate Agents is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field. Draft details awaiting vendor approval and subject to change





















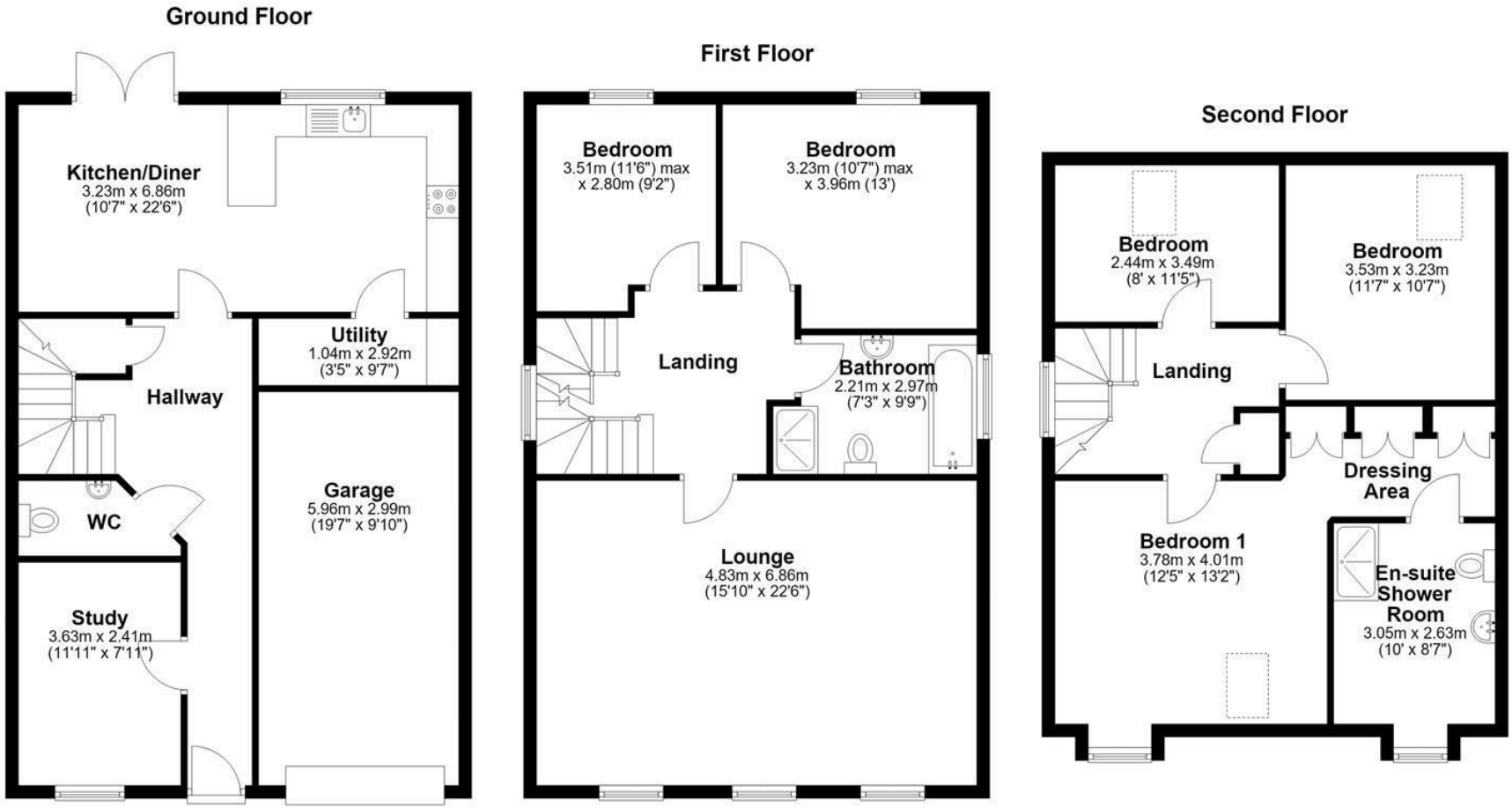




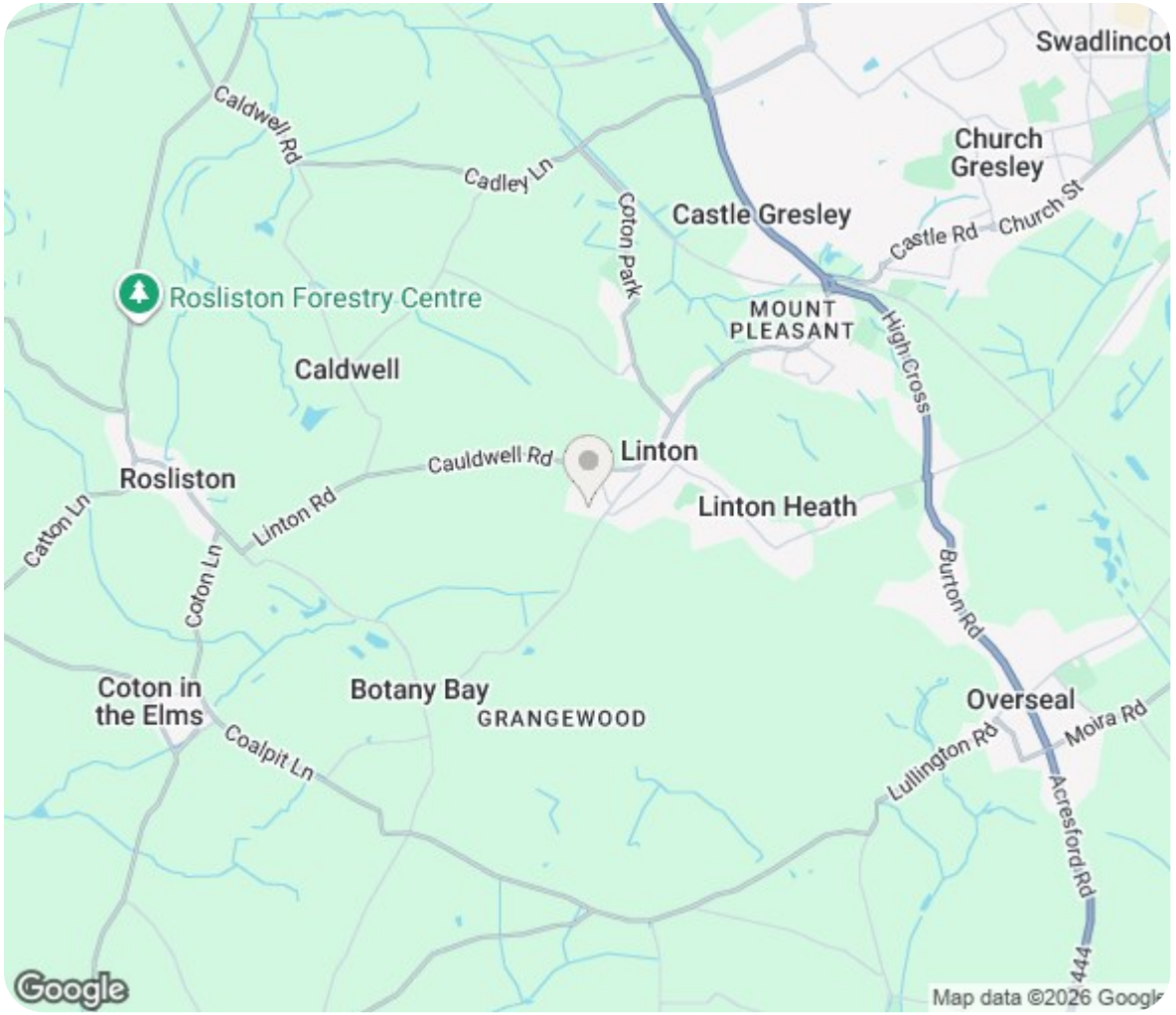


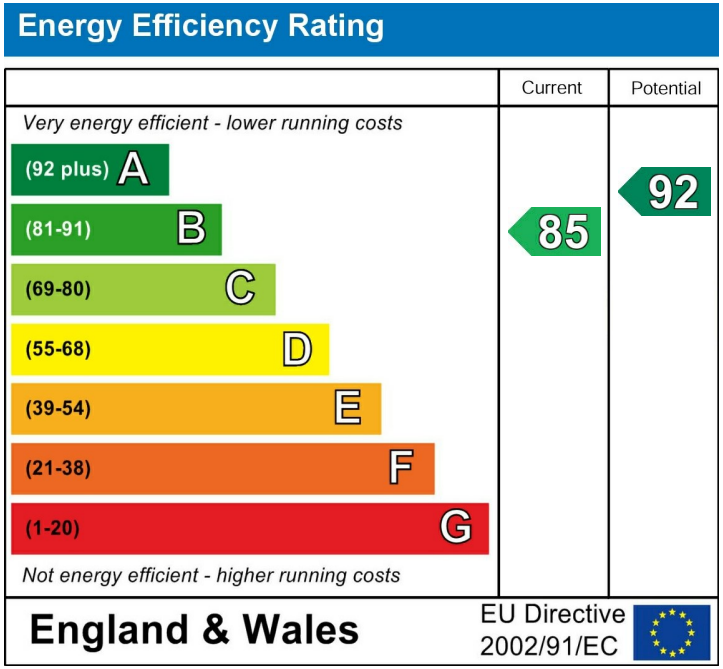






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Plan produced using PlanUp.





Council Tax Band E **Freehold**

This Brochure consists of 12 pages, please ensure you have read all pages before proceeding with your proposed purchase.

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Important Notes, Charges & Selective Licence Areas

AML & ID Verification Checks & Charges. In accordance with our legal obligations under the Money Laundering Regulations 2017, and the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we are required to carry out Anti-Money Laundering (AML) identity verification and source-of-funds checks on all purchasers and, where applicable, any third-party cash donors once an offer has been accepted on a property. We use "Thirdfort" to complete these checks. This process does not involve a credit check and will therefore have no impact on your credit history. With effect from 1st March 2026, a non-refundable compliance fee of £30.00 + VAT (£36.00 including VAT) will be payable per person, per transaction, covering AML checks for purchasers and/or cash donors. This fee must be paid in advance, once an offer is agreed and prior to a sales memorandum being issued.

Where there is more than one purchaser and/or cash donors, an additional fee of £36.00 including VAT per additional person will be required. The compliance fee is non-refundable, as the checks are undertaken immediately upon instruction and the associated costs are incurred regardless of whether the transaction proceeds to completion. This applies whether the sale or purchase falls through due to the actions of the purchaser, the vendor, or for any other reason.

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Floor Plans. To be used as an illustrative purpose only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. The company displays the floor plan as a general indication of layout and it does not form any part of any contract or warranty and provides an approximate guide to layout.

Survey. We advise all buyers to undertake their own investigations into the condition of the property and surroundings by an independent survey. We the Agent do not conduct a survey of the property and cannot advise on structural defects or materials used. Independent advice is required before exchange and completion.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements and inspect the property before exchange of contracts to confirm they are satisfied with the condition of the property and surroundings before completion of the purchase. New development sites are increasingly implementing an on-site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Selective Licence Areas. The Council's Selective Licensing Scheme requires all landlords who privately rent out properties within the designated areas to obtain a licence from the council. Within Burton on Trent the following streets have been designated: Blackpool Street, Branston Road, Broadway Street, Goodman Street, King Street, Queen Street, Shobnall Street, Uxbridge Street & Waterloo Street. From January 2027 Streets added are Anglesey Road, Derby Street, Horninglow Road, Thornley Street, Belvedere Road, Edward Street, Oak Street, Victoria Crescent, Byrkley Street, High Street, Princess Street, Wetmore Road, Calais Road, Horninglow Rd North, Shobnall Road and Wyggeston Street. A license fee for application will be payable and work to the home maybe required. Full information: https://www.eaststaffsbc.gov.uk/housing-and-property/landlords/selective-licensing-scheme