

Sealwood Lane

Linton, Swadlincote, DE12 6PA

John German



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£395,000

Set in a wonderful rural location on a superb 0.98 acre plot in this lovely traditional semi-detached with amazing potential, perfect for those seeking a property with land in a secluded location.

Surrounded by fields and paddocks in a lovely rural setting, this traditional semi-detached property occupies approximately 0.98 acres, comprising established gardens and a good-sized paddock with a brick built stable. A gated driveway leads to a detached prefab garage.

Ideal for those wanting a rural feel and plenty of outdoor space to enjoy, this home is comfortable enough to move into, yet with plenty of potential to modernise in your own style and potentially extend, subject to planning permission.

To find the property easily, please use the what3words reference
///washable.cassettes.restriction

The front porch leads to the hall where there is a useful under stairs cupboard and stairs off to the first floor.

The ground floor features plenty of living space with a light living/dining room having views to front and a fireplace.

The kitchen is fitted with a range of units and has an open plan feel to the dining/breakfast room. Combined, they offer an ideal space for families and entertaining.

The ground floor bathroom is in two parts, the first with a bath, wash basin and airing cupboard and then a large shower.

The first floor features three bedrooms; two doubles and a good size single bedroom. The master has fitted wardrobes and bedroom three has useful fitted storage.

Without doubt, the highlight of this property is the plot it stands on, offering a countryside lifestyle with lots of potential. Featuring large lawned gardens, a brick outhouse and another large outhouse (we understand this contains asbestos), together with a good size paddock which may be ideal for a pony.

The house is perfectly placed for getting outdoors and exploring the nearby National Forest. There is a primary school, shop and pub in the village with plenty more amenities in the nearby towns of Swadlincote and Ashby de la Zouch. The A42 and M42 are also in easy reach.

Agents notes:

There is no mains gas supply in this area.

There is no mains drainage.

Buyers are advised to check the suitability of the septic tank as we have no information regarding this.

The property is accessed via an unadopted lane.

The property is not registered with the Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

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: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: Oil central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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 B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/12082026

The property information provided by John German Estate Agents Ltd 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, particularly if contemplating travelling some distance to view the property. 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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.











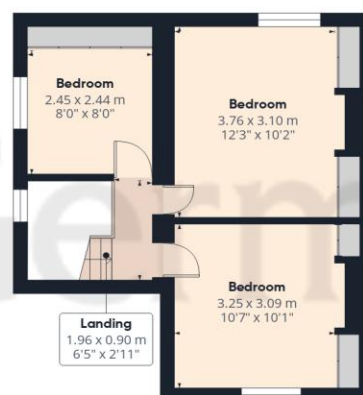


Ground Floor

Approximate total area⁽¹⁾

94.8 m²

1019 ft²



Floor 1

(1) Excluding balconies and terraces

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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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