Cedar Grove, Linton, Swadlincote, DE12 6QQ

Nicholas Humphreys

Asking Price £250,000

** Semi Detached * Corner Plot * Garage & Conservatory * Village Position **

A spacious three-bedroom semi-detached family home occupying a generous established corner plot within the popular village of Linton.

The well-proportioned accommodation includes a dual-aspect lounge, separate dining room, fitted kitchen with built-in appliances, conservatory and guest cloakroom.

The first floor offers shower room alongside three bedrooms. Outside, the property enjoys mature gardens to three sides, a double-width driveway, garage and useful purpose-built workshop.

Benefiting from UPVC double glazing and gas central heating throughout, the property is offered for sale with no upward chain and immediate vacant possession. Internal viewing is highly recommended.

The Accommodation
A well-proportioned semi-detached family home, occupying a generous and established corner plot within the popular village of Linton. Set back from the road behind mature hedging and gardens to three sides, the property benefits from a double-width driveway, leading to garage and purpose-built workshop. Offered for sale with no upward chain and immediate vacant possession.

A gated pathway leads through the front garden to a UPVC double-glazed entrance door, opening into a useful entrance porch with tiled flooring and a further UPVC double-glazed door leading into the welcoming reception hallway. The hallway has a double radiator, useful below-stairs storage cupboard and staircase rising to the first-floor accommodation. The fitted guest cloakroom provides a WC and corner hand wash basin, together with a heated chrome towel rail and UPVC double-glazed window.

The spacious dual-aspect lounge enjoys plenty of natural light from UPVC double-glazed windows to both the front and rear elevations. A feature gas fire set within a stone surround creates an attractive focal point, with radiators and an internal door leading through to the formal dining room. The separate formal dining room provides ample space for a family dining table and chairs, with radiator, UPVC double-glazed window and access through to the fitted kitchen. The fitted kitchen incorporates stone preparation work surfaces with a selection of base cupboards and drawers beneath, including a useful pull-out corner unit, complemented by matching eye-level wall cupboards. Integrated appliances include a four-ring gas hob, built-in oven and microwave, fridge and freezer & washing machine, and freestanding appliance space for a dishwasher. A UPVC double-glazed window overlooks the established side garden, while a UPVC double-glazed door leads through to the conservatory.

The UPVC double-glazed conservatory provides an excellent additional reception space overlooking the rear garden, with a double-glazed roof, tiled flooring, double radiator and French patio doors opening directly onto the garden.

To the first floor, the landing has a UPVC double-glazed window to the front elevation and doors leading off to the bedrooms and shower room.
The master bedroom is positioned to the rear of the home and benefits from built-in double wardrobes, a fitted dressing table and drawers, radiator and UPVC double-glazed window overlooking the garden.
The second bedroom is another generously proportioned double room, again benefiting from built-in wardrobes, radiator and a UPVC double-glazed window overlooking the rear garden.
The third bedroom is currently arranged as a home office/study, fitted with a comprehensive selection of built-in office furniture incorporating desk space, cupboards and drawers, together with a built-in wardrobe, laminate flooring, radiator and UPVC double-glazed window.

Completing the first-floor accommodation is the fitted shower room, comprising WC, hand wash basin, useful fitted storage cupboards and a walk-in shower enclosure, complemented by a heated chrome towel rail and UPVC double-glazed obscured window to the front elevation. UPVC double glazing and gas central heating throughout via the boiler within the loft space.

Outside, the property occupies a particularly attractive and established corner plot with gardens extending to three sides. The generous front garden incorporates gravelled areas leading onto lawn, with a further lawned garden extending around the side of the home.
A double-width driveway provides ample off-road parking and leads to the generously sized garage. Gated access continues into the enclosed rear garden, which incorporates a decking area ideal for outdoor seating and entertaining. Positioned behind the garage is a useful purpose-built workshop, providing excellent additional storage or workspace.

Situated within the popular village of Linton, the property is conveniently positioned for access to a range of local amenities and surrounding towns and villages.
The property benefits from UPVC double glazing and gas central heating throughout and is offered for sale with no upward chain and immediate vacant possession.
All viewings strictly by appointment only.

Porch

Entrance Hallway

Guest Cloakroom

Lounge
5.13m max x 4.22m max l-shape (16'10 max x 13'10 max l-shape)

Dining Room
3.51m x3.38m (11'6 x11'1)

Kitchen
4.27m x 2.24m (14'0 x 7'4)

Conservatory
4.34m x 2.90m (14'3 x 9'6)

First Floor

Bedroom One
4.42m max x 3.00m (14'6 max x 9'10)

Bedroom Two
3.33m x 3.28m (10'11 x 10'9)

Bedroom Three
3.05m x 2.16m (10'0 x 7'1)

Shower Room

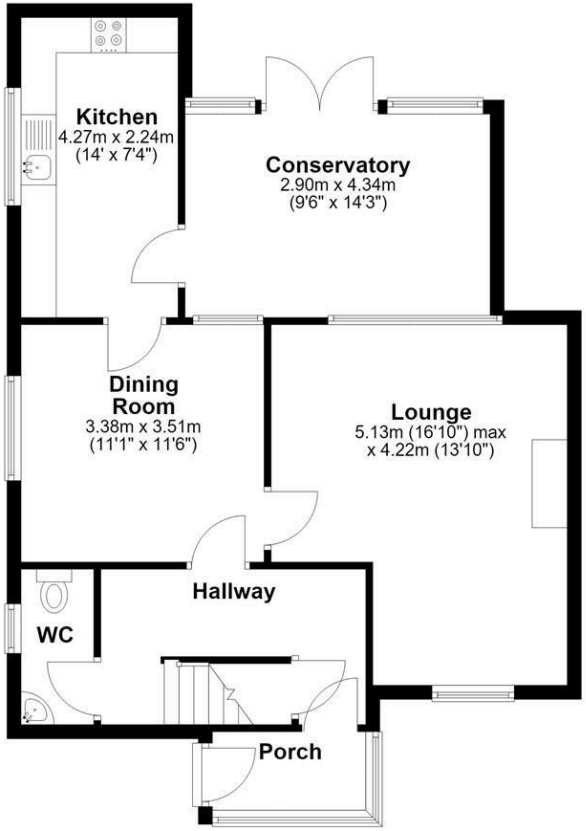
Gardens, Driveway & Garage

Solar Panels: They are fitted with a lease agreement through A Shade Greener. We advise declaring this to your mortgage provider in advance of survey to confirm they are happy with the lease agreement provided by A Shade Greener.
Property construction: Standard
Parking: Drive & Garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas
Council Tax Band: A
Local Authority: South Derbyshire
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.

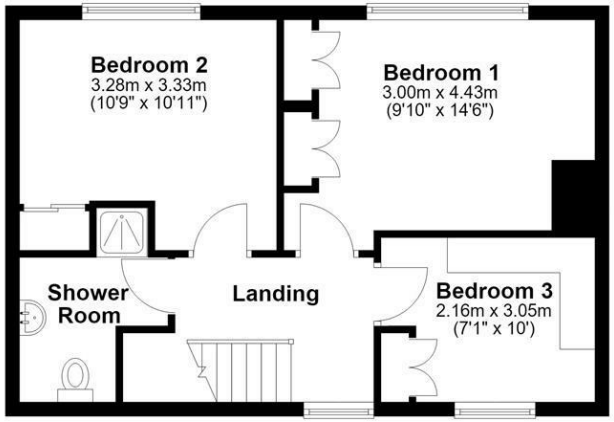
Anti-Money Laundering (AML) Requirements
In line with the Money Laundering Regulations 2017, all purchasers and, where applicable, cash donors are required to complete AML identity and source-of-funds checks once an offer is accepted. These checks are carried out via “Thirdfort” and do not affect your 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, awaiting EPC inspection

AEG
1200

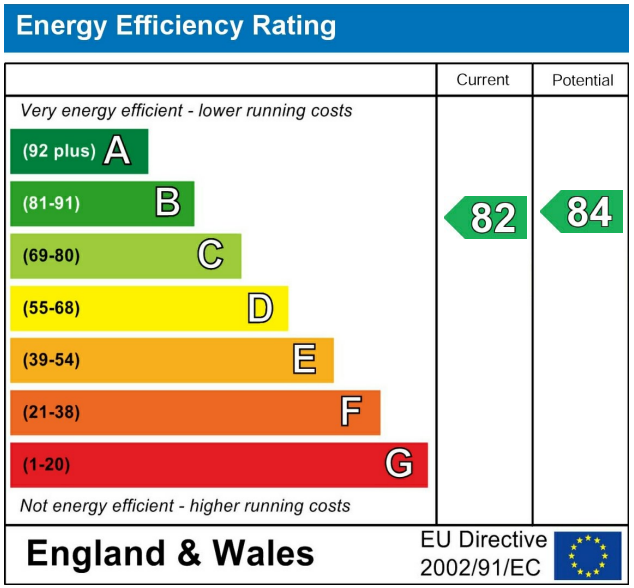
Ground Floor



First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.



This Brochure consists of 8 pages, please ensure you have read all pages before your proposed purchase.

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Important Notes, Charges & Selective Licence Areas

Council Tax Band A **Freehold**

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 October 2026 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