



Seal Wood Lane, Linton, DE12

Swadlincote

NEW PRICE £245,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Positioned in a highly sought-after rural location and available with no onward chain, this three-bedroom semi-detached property presents a fantastic opportunity for modernisation and personalisation. Offering great potential, it is an ideal prospect for those looking to create a bespoke family home.

Upon entry, the welcoming Entrance Hall guides you through to the main living areas. The spacious Living Room offers a comfortable retreat, perfect for relaxation. Adjacent, the separate Dining Room provides an excellent setting for family meals and entertaining. The Kitchen is a practical space, ready for your creative vision. Completing the ground floor is a convenient Porch and a Downstairs Shower Room, adding to the home's functionality.

Ascending to the first floor, you will find three well-proportioned Bedrooms. Bedroom 1 and Bedroom 2 offer generous spaces, while Bedroom 3 provides a versatile room suitable for a variety of needs. The Stairs & Landing area facilitates easy access throughout the upper floor.

Externally, the property boasts a forecourt area to the front, laid to block paving, which extends to the side of the house and provides ample off-street parking and a driveway. Gated access leads to the impressive rear garden, extending over 100 feet in length. This enclosed space features a raised bed with decorative gravel, a large lawned area with attractive trees and shrubs, a wooden storage shed, and a brick-built outbuilding, offering extensive outdoor space for gardening, recreation, and alfresco dining.

Located in a desirable rural setting, this home benefits from peaceful surroundings whilst offering easy access to local amenities. With its generous garden and potential for enhancement, this property is a must-see.

VIEWING IS ESSENTIAL to fully appreciate the potential and space this wonderful home offers both inside and out.

Freehold/Council Tax B/EPC rating F

Entrance Hall - 1.83m x 4.01m (6'0" x 13'2")

Living Room - 3.96m x 3.96m (13'0" x 13'0")

Dining Room - 3.48m x 3.96m (11'5" x 13'0")
Measurements shown are a maximum.

Kitchen - 5.13m x 2.49m (16'10" x 8'2")

Porch - 1.35m x 1.24m (4'5" x 4'1")

Shower Room - 2.67m x 1.35m (8'9" x 4'5")

Stairs & Landing

Landing area 5'11" x 13' / Corridor 11'10" x 2'5"

Bedroom 1 - 3.2m x 3.99m (10'6" x 13'1")







Cadley Cauldwell

19 High Street, Swadlincote, Derbyshire

01283 217251

enquiries@cadleycauldwell.co.uk
<https://www.cadleycauldwell.co.uk/>