

Linton Road

Rosliston, Swadlincote, DE12 8JD

John  
German





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Guide Price £290,000

This beautifully presented three-bedroom semi-detached home, originally built circa 1940, has been thoughtfully modified and modernised to provide stylish and practical living space ideal for families, young couples and first-time buyers alike.



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The property enjoys excellent kerb appeal, approached via a generous stoned driveway providing off-road parking for two to three vehicles. Raised brick borders, mature shrubs and established planting frame the frontage beautifully.

Entry is via a useful porch - perfect for coats and shoes while providing additional security - leading into the welcoming internal hallway. To the left sits a generously sized living room, offering ample space for substantial furnishings, media units and cabinetry, with the added benefit of understairs storage. This inviting reception room flows seamlessly through to the impressive kitchen diner that provides an excellent space for both everyday living and entertaining. The dining area comfortably accommodates a family dining table and chairs and benefits from a large built-in double larder. The kitchen itself is well appointed with ample base units and drawers, complemented by additional wall units for generous storage. A double sink is positioned beneath the kitchen window, creating a lovely outlook over the garden while cooking and cleaning. Further features include an integrated fridge freezer, tall built-in storage cupboard, oven, gas hob with extractor over, tiled splashbacks and tiled flooring for durability and easy maintenance. There is also space for a washing machine and dryer. Leading off the kitchen is a generous study. Formerly the downstairs bathroom, the current owners have relocated the main bathroom upstairs to create a more practical family layout and an additional versatile reception room. The study also benefits from access to a modern downstairs WC - an essential feature for contemporary living.

To the first floor are three well-proportioned bedrooms. The third bedroom makes an ideal single bedroom, nursery, home office or hobby room and enjoys a rear aspect window overlooking the garden and open fields beyond. The second bedroom is a spacious double, also benefiting from a rear aspect and similar pleasant views. The principal bedroom is the largest of the three and features a front aspect window with views towards the fields to the front.

Completing the first floor is a characterful yet stylish family bathroom comprising a shower cubicle, standalone clawfoot bath, WC, vanity wash basin and heated towel radiator. An exposed brick feature wall and sliding wooden door add warmth and charm, blending modern convenience with period character.

The loft space is a fantastic additional benefit. Fully boarded, it provides excellent usable storage space and presents exciting potential for an attic room conversion, subject to the necessary planning permissions and building regulations - offering future flexibility for growing families.

The rear garden is truly a standout feature of this wonderful home - a private retreat thoughtfully landscaped by the current owners. Immediately from the house is an initial patio seating area, perfect for outdoor dining and family barbecues. A charming pond sits beside this space, surrounded by an array of mature plants and shrubs providing colour and interest throughout the seasons. Further features include a summer house, gravelled sections with slabbed pathways, a lawn area, and a designated hot tub space with gazebo over (hot tub not included). To the side of the lawn is an additional raised seating area - a delightfully shaded spot for those seeking respite from the sun. The garden extends to a substantial shed at the far end, with only a handful of neighbouring properties beyond and open rolling fields completing the picturesque setting.

Situated in the highly sought-after village of Rosliston, Swadlincote, the property benefits from fantastic local amenities, scenic countryside walks, the popular Forestry Centre, a highly regarded school and a strong sense of community - making this an exceptional place to call home.

Early viewing is strongly recommended to fully appreciate the space, setting and future potential this charming home has to offer.



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**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:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

**Coalfield or mining area:** Yes

**Flood risk:** Low

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

**Broadband type:** Fibre

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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/13022026

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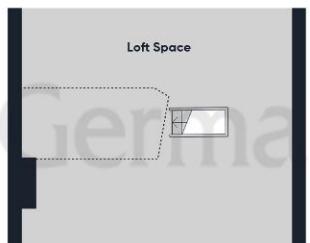




Approximate total area<sup>(1)</sup>

807 ft<sup>2</sup>

75 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

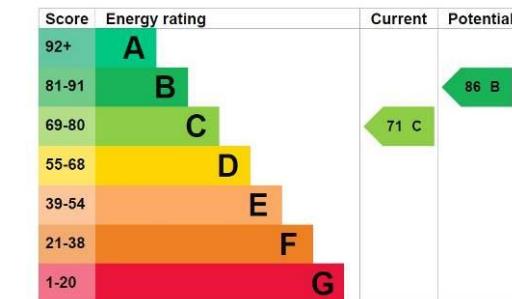
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