

Charlton Close Linton Swadlincote DE12

£249,950

Swadlincote

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Located in a popular residential area, this delightful two-bedroom semi-detached bungalow offers comfortable living with the significant advantage of no onward chain. This well-positioned home presents a fantastic opportunity for those seeking a property with potential, excellent outdoor space, and convenient parking.

Step inside to an inviting 'L' Shaped Entrance Hallway, leading to the principal living areas. The bright Living Room provides a welcoming space for relaxation, flowing seamlessly into a Dining Area, perfect for enjoying meals. The well-proportioned Kitchen offers ample space for culinary activities.

The bungalow features two comfortable bedrooms, providing quiet retreats. A modern Shower Room serves both bedrooms, designed for ease and convenience.

Externally, the front of the property features a paved forecourt area with a brick-built boundary wall. A driveway leads to a detached brick-built Garage, offering secure parking and storage, with gated access to the rear. The enclosed rear garden is a pleasant outdoor space, featuring a paved patio area ideal for alfresco dining, three steps leading to a raised paved area with various feature shrubs and planting, and a wooden storage shed. Gated access also leads back to the front.

Benefitting from mains gas central heating, this property is situated in a desirable location, offering easy access to local amenities and transport links. Early viewing is highly recommended to fully appreciate the potential and charm of this lovely bungalow.

Council Tax Band: B / EPC Rating: TBC / Freehold

To arrange your viewing, please contact CADLEY CAULDWELL on 01283-217251.

Entrance Hall / Hallway - 0.89m x 1.80m & 2.90m x 0.91m (2'11" x 5'11" & 9'6" x 3')

Living Room - 5.13m x 3.17m (16'10" x 10'5")

Dining Area - 1.93m x 2.95m (6'4" x 9'8")

Kitchen - 5.99m x 2.46m (19'8" x 8'1")

Bedroom 1 - 3.35m x 3.17m (11'0" x 10'5")

Bedroom 2 - 2.69m x 2.49m (8'10" x 8'2")

Bathroom - 2.16m x 1.68m (7'1" x 5'6")

To the Front
Forecourt area laid to paving with brick-built boundary wall. Driveway leading to detached brick-built garage, gated access to rear.

Garage - 5.11m x 3.2m (16'9" x 10'6")

To the Rear
Enclosed rear garden, paved patio / seating area, steps (x3) to raised paved area with















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