



Linton Heath, Linton, Swadlincote,
Derbyshire



£175,000

 2  1  2

Key Features

- Terraced Home
- Two Double Bedrooms
- Two Reception Rooms
- Off Road Parking
- Large Rear Garden
- Spacious Bathroom
- EPC rating D
- Freehold





Newton Fallowell are pleased to be able to offer for sale this well presented two bedroomed mid terraced home in the desirable village of Linton. The property benefits from off road parking and a large rear garden this property is ideal for any first time buyer, down-sizer or investor. In brief the accommodation comprises: - entrance hall, dining room, living room, spacious kitchen and on the first floor a landing leads to two double bedrooms and a good sized family bathroom. Viewings are highly recommended.

Accommodation In Detail

Frosted Upvc double glazed door leading to:

Entrance Hall

having staircase rising to first floor.

Dining Room 3.29m x 3.38m (10'10" x 11'1")

having feature built-in storage and bookshelf, wood effect laminate flooring, cupboard housing gas, electric meters and consumer unit for electrics, one central heating radiator and Upvc double glazed window to front elevation.

Living Room 4.27m x 3.35m (14'0" x 11'0")

having Victorian style traditional cast iron fireplace with tiled hearth and wooden surround, built-in understairs storage, wood effect laminate flooring, one central heating radiator and Upvc double glazed patio door to rear elevation.

Kitchen 2.07m x 5.57m (6'10" x 18'4")

having range of base and wall mounted units, marble effect laminate working surface, four ring gas hob, single integrated AEG electric oven, stainless steel sink and drainer with chrome mixer tap, space for washing machine, slimline dishwasher and fridge/freezer, slate effect tiling to floor, one central heating radiator, two Upvc double glazed windows to side elevation and frosted Upvc double glazed door to side.



On The First Floor

Landing

having access to loft, carpet to floor and one central heating radiator.

Bedroom One 3.33m x 3.36m (10'11" x 11'0")

having built-in overstairs storage, wood effect laminate flooring, one central heating radiator and Upvc double glazed window to front elevation.

Bedroom Two 3.33m x 3.36m (10'11" x 11'0")

having carpet to floor, one central heating radiator and Upvc double glazed window to rear elevation.

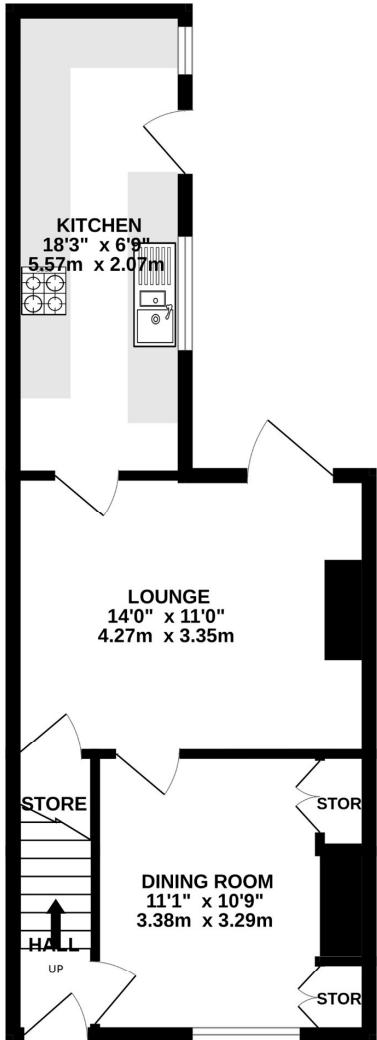
Bathroom 2.14m x 2.9m (7'0" x 9'6")

having low level wc, pedestal wash basin with chrome taps, bath with chrome fittings and electric shower over, glass concertina shower screen, gas fired Worcester Bosch combination boiler, tiling to wet areas, chrome heated towel radiator, wood effect vinyl flooring and frosted Upvc double glazed window to rear elevation.

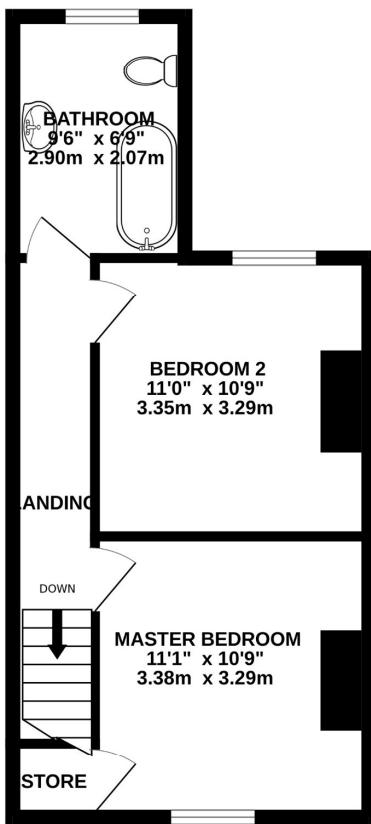
Outside

To the rear of the property is a courtyard style garden providing a seating area and gives access to a brick built outbuilding. Further to this are parking spaces for two vehicles and leading to a large rear garden with a paved pathway, good sized lawned area, paved patio area, space for garden shed, chicken coup and open countryside views.

GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

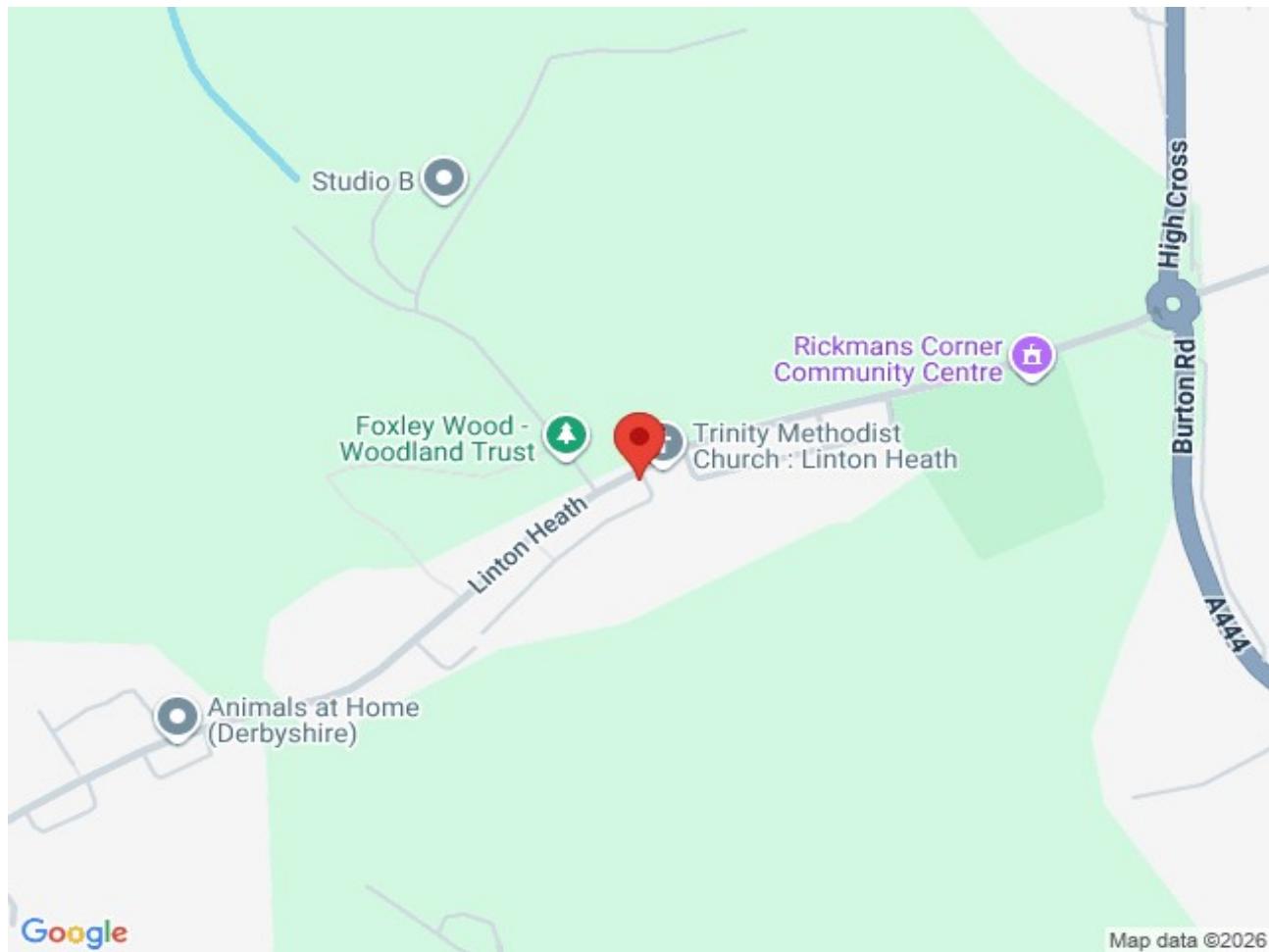
The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given.

Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

TOTAL FLOOR AREA: 781 sq.ft. (72.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other feature or opening mentioned are no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs:			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			