



Princess Avenue, Linton, Swadlincote,  
Derbyshire



3



1



2

£225,000



### Key Features

- Traditional Semi Detached Home
- Three Well Proportioned Bedrooms
- Fringe Of Village Position
- Large Mature Garden Overlooking Fields
- Driveway & Garage
- Upvc Double Glazing & Gas Fired Central Heating
- EPC rating TBC
- Freehold





Newton Fallowell are pleased to be able to offer for sale this substantial three bedroomed semi detached home located in a popular position and standing upon a large garden plot which backs onto open fields. The home in brief comprises: - entrance porch, entrance hall, good sized lounge, separate dining room, kitchen, utility room and guest cloak room. On the first floor a landing leads to three well proportioned bedrooms and family bathroom. Outside to the front is a deep fore garden and a driveway which leads to a garage. To the rear is a patio and large mature garden beyond.

#### Accommodation In Detail

Double glazed entrance door with obscure double glazed light to side leading to:

#### Entrance Porch

having multi panel obscure glazed door leading through to:

#### Entrance Hall 1.8m x 4.1m (5'11" x 13'6")

having staircase rising to first floor, useful understairs storage cupboard, one central heating radiator and range of useful full height built-in storage cupboards.

#### Reception Room 3.78m x 4.08m (12'5" x 13'5")

having feature maple fireplace with stainless steel backplate and matching hearth, one central heating radiator, coving to ceiling, Upvc double glazed picture window to rear elevation and one central heating radiator.

#### Second Reception Room 3.03m x 3.3m (9'11" x 10'10")

having Upvc double glazed sliding patio doors opening out to the rear patio, one double central heating radiator, coving to ceiling and useful full height storage cupboard/display unit.

#### Kitchen 2.28m x 3.02m (7'6" x 9'11")

having a good range of timber effect base and eye level units with complementary rolled edged working surfaces, four ring gas hob with oven under and extractor over, stainless steel sink and draining unit, ceramic tiling to floor and two Upvc double glazed windows to front elevation.

#### Lobby

having obscure Upvc double glazed door to side elevation.

#### Guest Cloak Room

having low level wc with concealed cistern and obscure Upvc double glazed window to side elevation.

#### Utility 3.04m x 1.8m (10'0" x 5'11")

having a range of fitted timber effect base and wall mounted units, stainless steel sink and drainer, plumbing for washing machine, Upvc double glazed window to rear elevation, access to loft area and wall mounted Worcester condensing combi gas fired central heating boiler.

#### On The First Floor

#### Landing

having access to loft space, large full height storage cupboard and half obscure Upvc double glazed window to front elevation.

#### Master Bedroom

having coving to ceiling, Upvc double glazed window to rear elevation, one central heating radiator and range of three double built-in wardrobes.

#### Bedroom Two

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

#### Bedroom Three 2.71m x 2.44m (8'11" x 8'0")

having Upvc double glazed window to front elevation, one central heating radiator, coving to ceiling and useful overstairs storage recess.



### Bathroom

having modern three piece suite comprising side fill panelled bath with electric shower over together with glass screen, pedestal wash basin, low level wc, half tiling complement to two walls, extensive tiling to bath area, obscure Upvc double glazed windows to front and side elevations and one central heating radiator.

### Outside

To the front of the property is a fore garden and a driveway which provides ample parking and leads to a detached garage. To the rear of the home is a patio and a large mature garden with mature trees and shrubs. The property enjoys open fields to the rear and there is an external water supply.

### 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.

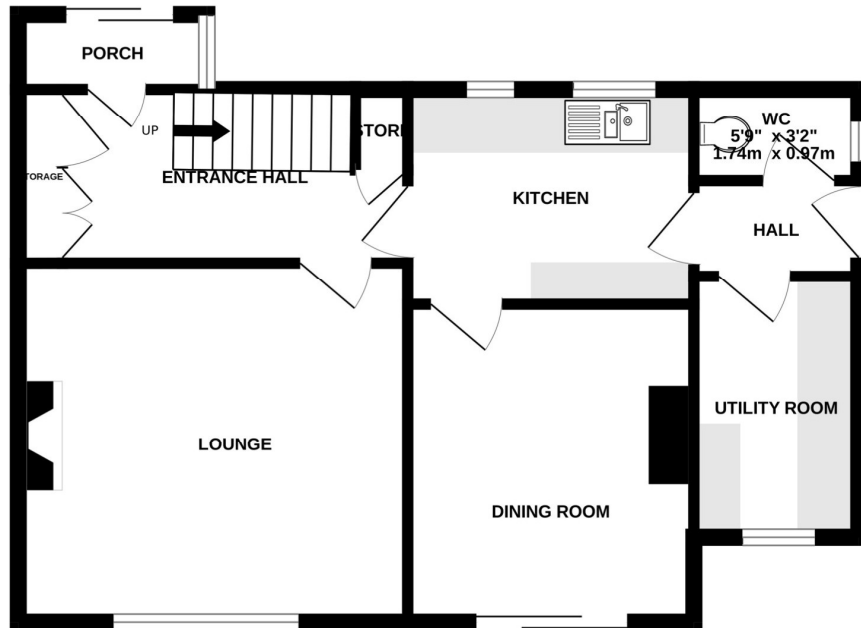
### Note

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.

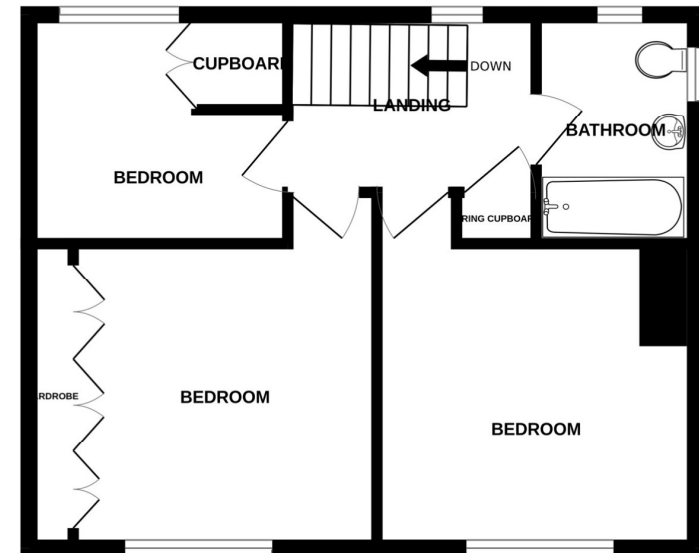




GROUND FLOOR  
529 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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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