



Windsor Road, Linton, Swadlincote, DE12 6PL

£335,000



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DE12 6PL
£335,000**

This extended five-bedroom semi-detached home is situated within the popular village of Linton, near Swadlincote, and provides spacious and versatile accommodation well suited to family life.

The standout feature is the impressive open-plan kitchen and dining room, which extends across the rear of the property and creates an excellent space for everyday living and entertaining. A separate lounge, utility room and downstairs WC complete the ground floor, while the first floor offers five bedrooms and a modern shower room.

Outside, the property benefits from ample driveway parking and a private rear garden with a patio, lawn and established borders.

Location

Linton is a popular South Derbyshire village offering a semi-rural setting while remaining convenient for the amenities available in Swadlincote and the surrounding area. The village is well placed for local schools, everyday facilities and road connections towards Burton upon Trent, Ashby-de-la-Zouch and neighbouring towns.

Entrance Hall

A welcoming entrance hall providing access to the main ground-floor rooms, with stairs rising to the first-floor accommodation.

Lounge

A comfortable separate reception room positioned at the front of the property. A feature fireplace creates an



attractive focal point, making this a welcoming space for relaxing with family or entertaining guests.

Open-Plan Kitchen and Dining Room

Forming the heart of the home, this substantial open-plan room provides generous space for cooking, dining and socialising. The kitchen diner is flooded with natural light via the skylights and patio doors, and includes a central island, marble work surfaces and a range of integrated appliances, including twin ovens, a hob, extractor and dishwasher. There is plenty of room for a family dining table, while the integrated speaker system further enhances the room's appeal for entertaining.

Utility Room

A useful utility room created from part of the former garage, providing additional storage and practical space for laundry appliances and household tasks.

Downstairs WC

Fitted with a WC and washbasin, offering added convenience for family living and visiting guests.

First-Floor Landing

The landing provides access to all five bedrooms and the shower room.

Master Bedroom

A generously proportioned double bedroom with space for a bed, wardrobes and additional bedroom furniture.

Bedroom Two

A further well-sized double bedroom offering flexibility for family members or visiting guests.

Bedroom Three

Another comfortable bedroom with space for a double

bed and accompanying furniture.

Bedroom Four

A versatile single bedroom that would work well as a child's bedroom, nursery, study or home office.

Bedroom Five

A further adaptable room suitable for use as a single bedroom, dressing room, hobby room or workspace.

Shower Room

A modern first-floor shower room fitted with contemporary sanitary ware and finishes.

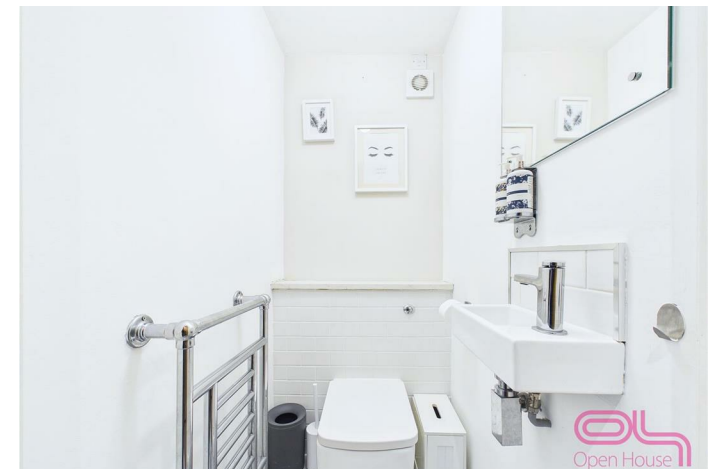
Outside

To the front, the property has a driveway providing ample off-road parking for several vehicles. The private rear garden has been arranged for both relaxation and entertaining, with a paved patio, lawn, established borders and space suitable for a hot tub or additional seating area.

Additional Information

We wish to clarify that these particulars should not be relied upon as a statement or representation of fact and do not constitute any part of an offer or contract. Buyers should satisfy themselves through inspection or other means regarding the correctness of the statements contained herein.

Please note that we have not tested or verified the condition of the services connected to the property, including mains gas, electricity, water or drainage systems. Similarly, we cannot confirm the working order or efficiency of any appliances, heating systems, or electrical installations that may be included in the





sale. Prospective purchasers are therefore advised to carry out their own independent investigations and surveys before entering into a legally binding agreement.

Money Laundering Regulations 2003:

In accordance with the Money Laundering Regulations 2003, we are obligated to verify your identification before accepting any offers.

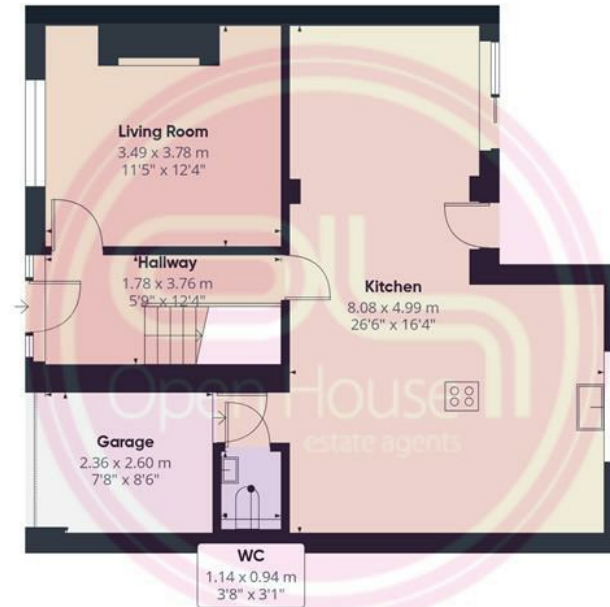
Floorplans:

We take pride in providing floorplans for all our property particulars, which serve as a guide to layout. Please note that all dimensions are approximate and should not be scaled.









Floor 0



Floor 1

GLA⁽¹⁾

121.09 m²

1303.44 ft²

Total

127.53 m²

1372.73 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Calculations reference the ANSI-Z765
standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	75	
(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 	

LOCAL AUTHORITY

South Derbyshire

TENURE

Freehold

COUNCIL TAX BAND

A

VIEWINGS

By prior appointment only

PROPERTY SUMMARY

- Semi-rural village location
- Extended five-bedroom semi-detached family home
- Impressive open-plan kitchen and dining room
- Separate lounge with feature fireplace
- Central kitchen island and integrated appliances
- Useful utility room and downstairs WC
- Three double bedrooms and two versatile single rooms
- Modern first-floor shower room
- Private rear garden with patio and lawn
- Ample off-road parking to the front



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