

# 4 Linton Heath

Linton | DE12 6PE | Guide Price £170,000

ROYSTON & LUND

- Guide Price: £170,000 - £175,000
- Living Room & Dining Room
- Peaceful Location of Linton Heath
- Fully Decorated Loft Room
- EPC: TBC
- Three Bedroom Mid-Terrace
- Ground Floor Bathroom
- Single Garage & Rear Garden
- Council Tax: A
- Freehold

















*** Guide Price: £170,000 - £175,000 ***

Situated on Linton Heath in the village of Linton, Swadlincote, this well-presented three-bedroom mid-terrace home offers two reception rooms, a private paved courtyard and a single garage with a separate garden beyond.

The front door opens directly into the dining room, where plantation shutters frame the front window. A wide opening leads through to the living room, which has a feature stove set within an exposed brick fireplace with a timber mantel. The fitted kitchen has a range of wall and base units, a built-in hob and space for freestanding appliances, with a door opening onto the courtyard. A tiled four-piece bathroom with a bath, separate shower enclosure, vanity wash basin and WC completes the ground floor.

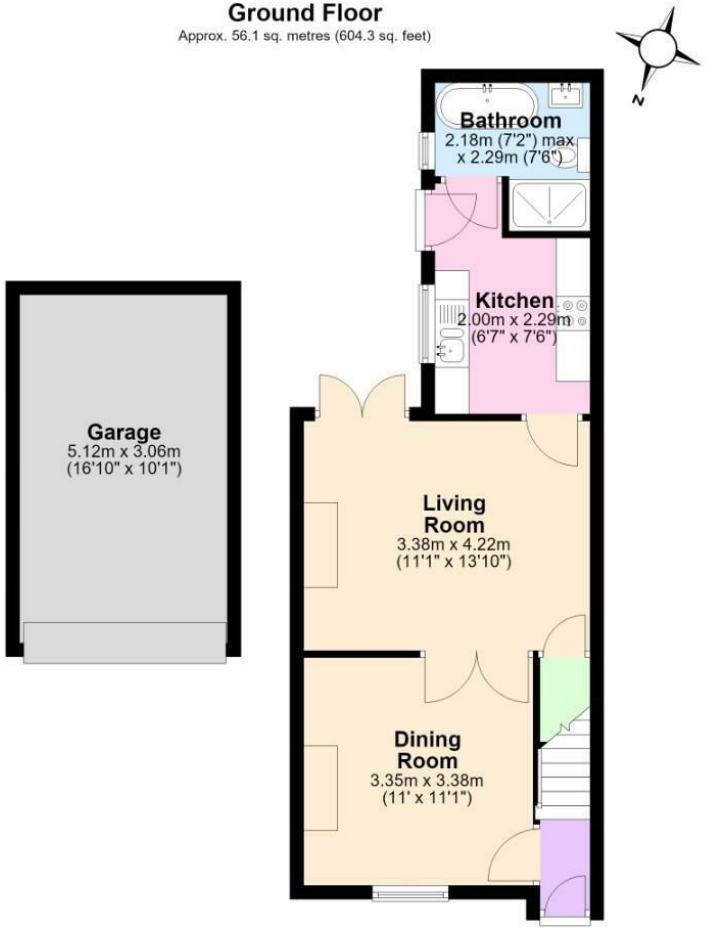
Upstairs are two double bedrooms and a rear-facing single bedroom. A ladder provides access to the carpeted loft room, which features exposed beams and a roof window.

Immediately behind the house is an enclosed, low-maintenance paved courtyard with a gate onto the shared service road. Across the access is a detached single garage, with a path alongside leading to the separate rear garden.

For more information: https://reports.sprift.com/property-report/?access_report_id=5777547

Freehold

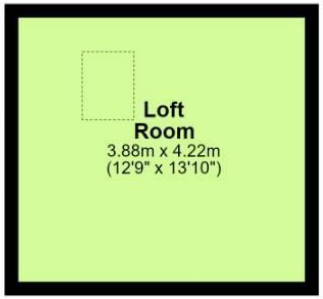
## Ground Floor
Approx. 56.1 sq. metres (604.3 sq. feet)




## First Floor
Approx. 35.0 sq. metres (376.8 sq. feet)




## Second Floor
Approx. 16.4 sq. metres (176.5 sq. feet)




Total area: approx. 107.5 sq. metres (1157.6 sq. feet)

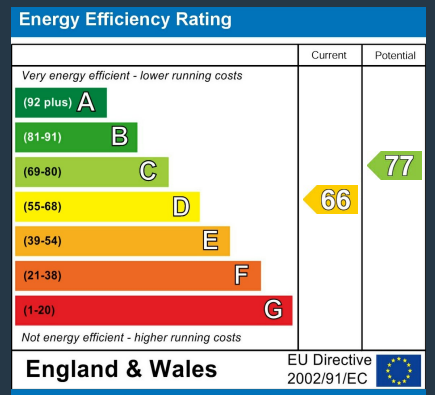
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

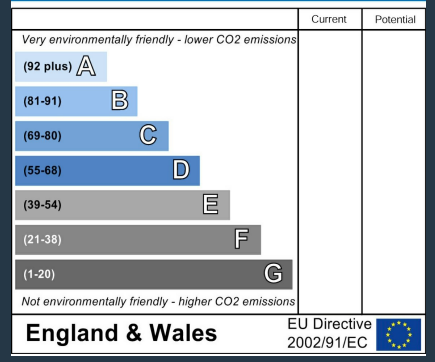
The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

## EPC




ROYSTON & LUND