

High Street, Linton, Derbyshire, DE12 6QL
£345,000





ABODE



**** IMMACULATE AND RECENTLY PROFESSIONALLY DECORATED DETACHED FAMILY HOME IN THE POPULAR VILLAGE OF LINTON ****
IMPRESSIVE KITCHEN DINER WITH DOORS ONTO THE GARDEN **** Detached family home offering a storm porch and entrance hall, guest cloakroom, good size lounge and a newly fitted kitchen diner with utility room. Four first floor bedrooms and a re-fitted shower room. Front and rear gardens, drive, EV charging point and a single garage. The property is offered for sale with no upward chain.



STORM PORCH

Storm porch with side entrance door into the hall and a door into the utility room.

ENTRANCE HALL

Stairs to the first floor, radiator, Karndene flooring, storage cupboard and doors to -

CLOAKROOM

Low flush wc, wash hand basin and upvc double glazed window, Karndene wood effect flooring.

LOUNGE

Two upvc double glazed windows and 2 radiators., Karndene wood effect flooring.

KITCHEN

High specification kitchen offering fitted wall mounted, base and drawer units with work surfaces and a breakfast bar. Sink and drainer unit, fitted electric oven and microwave, induction hob with stainless steel splash back and extractor hood. Integrated dishwasher, plumbing and space for a washing machine, space for a wine cooler, radiator and upvc double glazed window and doors onto the garden. Karndene .wood effect flooring

UTILITY ROOM

Upvc double glazed window and door onto the garden.

FIRST FLOOR LANDING

Upvc double glazed window and loft access.



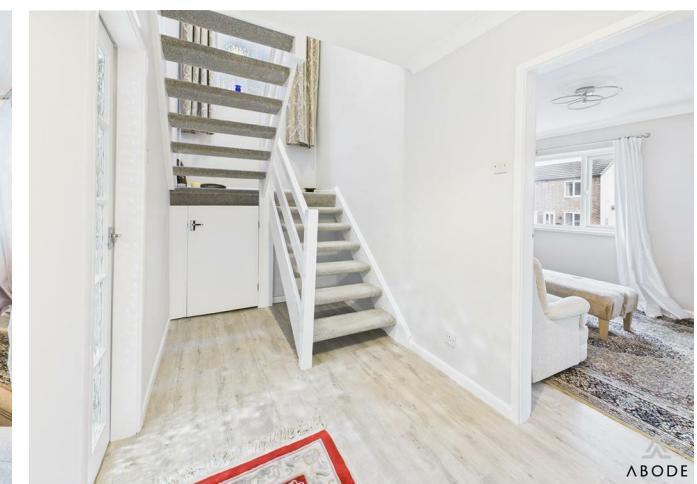
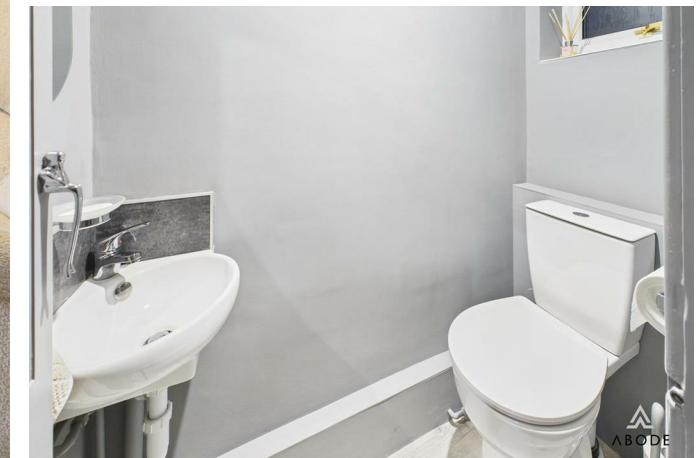
BEDROOM 1

Upvc double glazed window and a radiator.

BEDROOM 2

Upvc double glazed window and a radiator.







BEDROOM 3

Upvc double glazed window and a radiator.

BEDROOM 4

Upvc double glazed window and a radiator.

SHOWER ROOM

Walk-in shower with rain fall shower and hand held shower, wash hand basin, low flush wc, fitted cupboards and work top. Chrome ladder style radiator and a upvc double glazed window.

OUTSIDE

Front garden with established plants and shrubs. Side drive to the single garage. The rear garden offers a lawn with borders of shrubs and plants, paved patio.

NOTE

Double glazed windows were installed in the last 4 years with transferable Anglian warranties and guarantees.

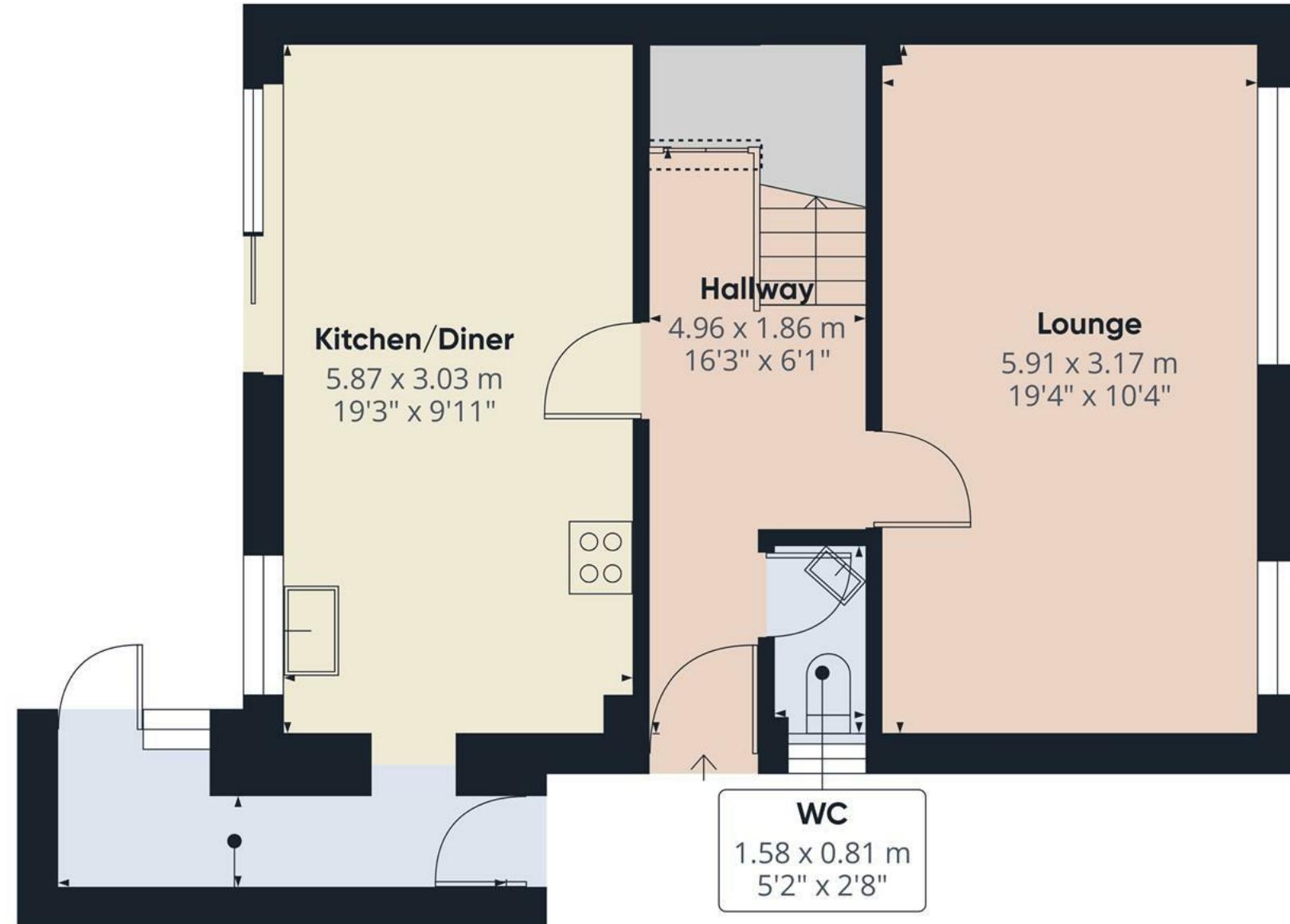
The boiler is a Worcester Bosch Boiler and was installed 3 years ago.







ABODE



Floor 0



Approximate total area⁽¹⁾

52 m²
560 ft²

Reduced headroom

0.2 m²
2 ft²

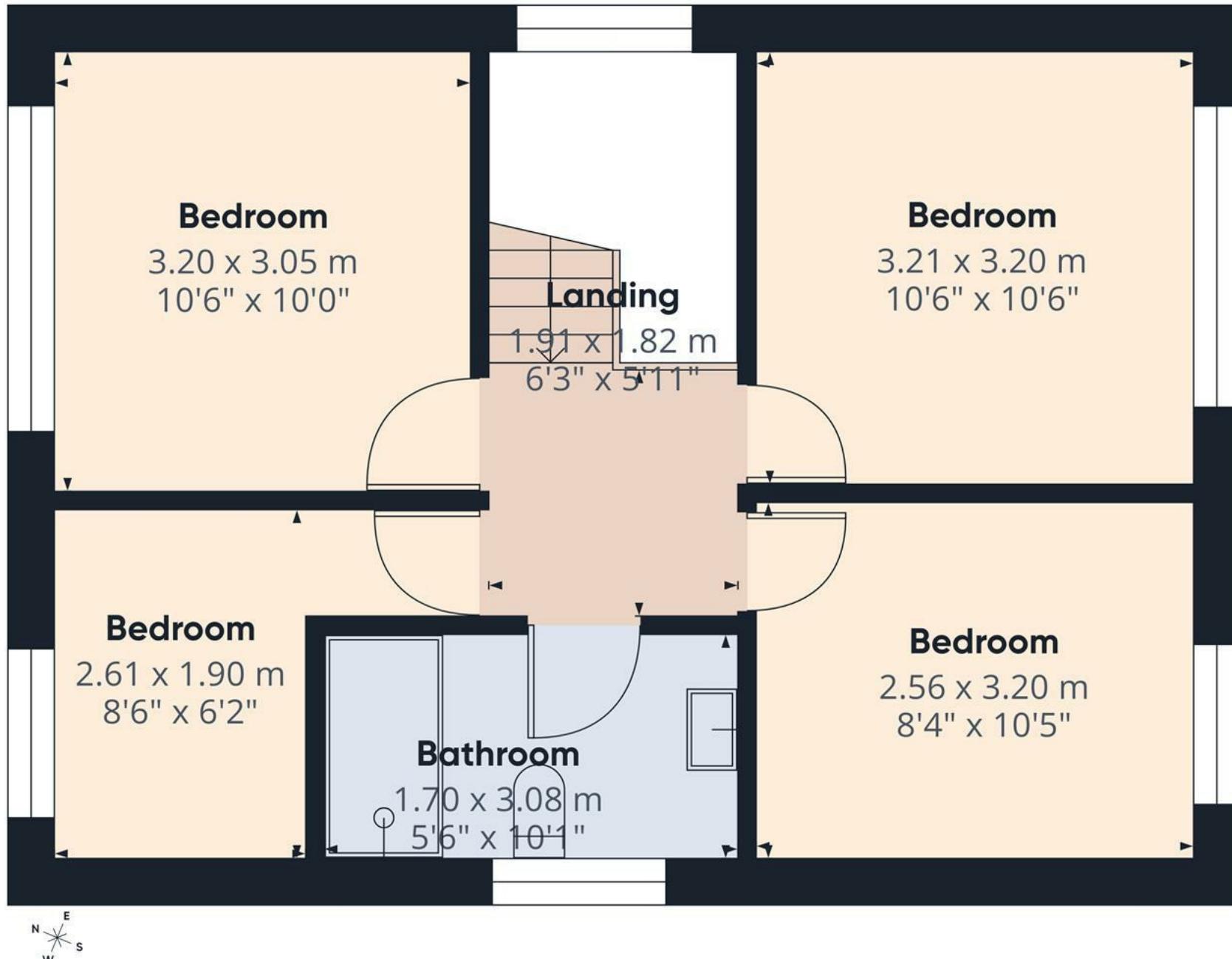
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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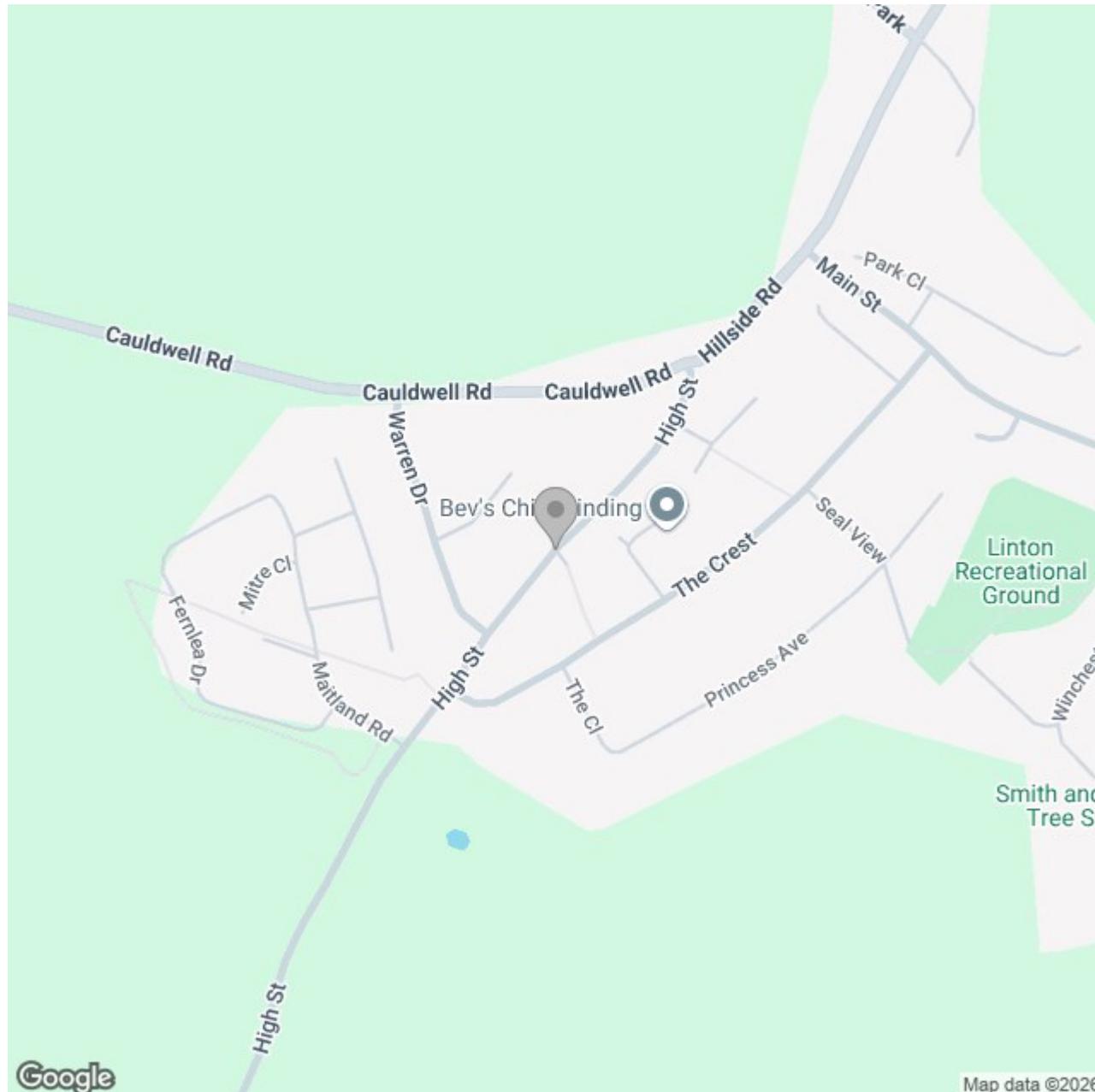
Approximate total area⁽¹⁾

44 m²

474 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	