

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





\*\*\*\* 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.



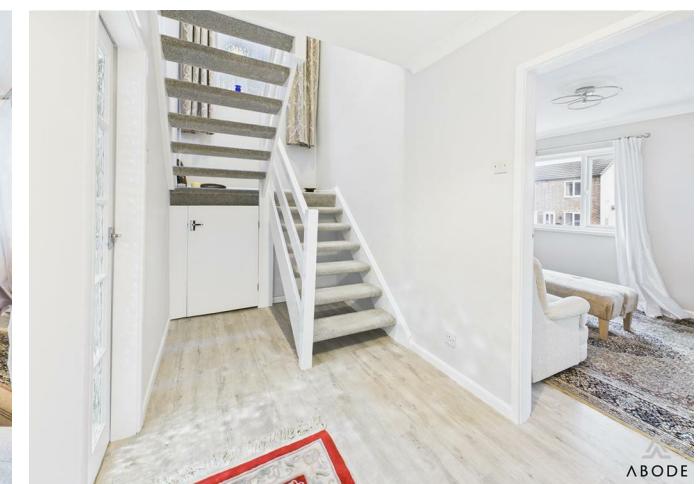
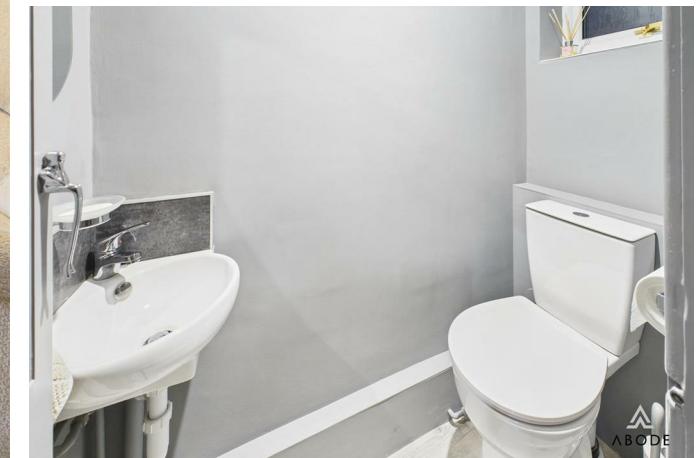
## BEDROOM 1

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.

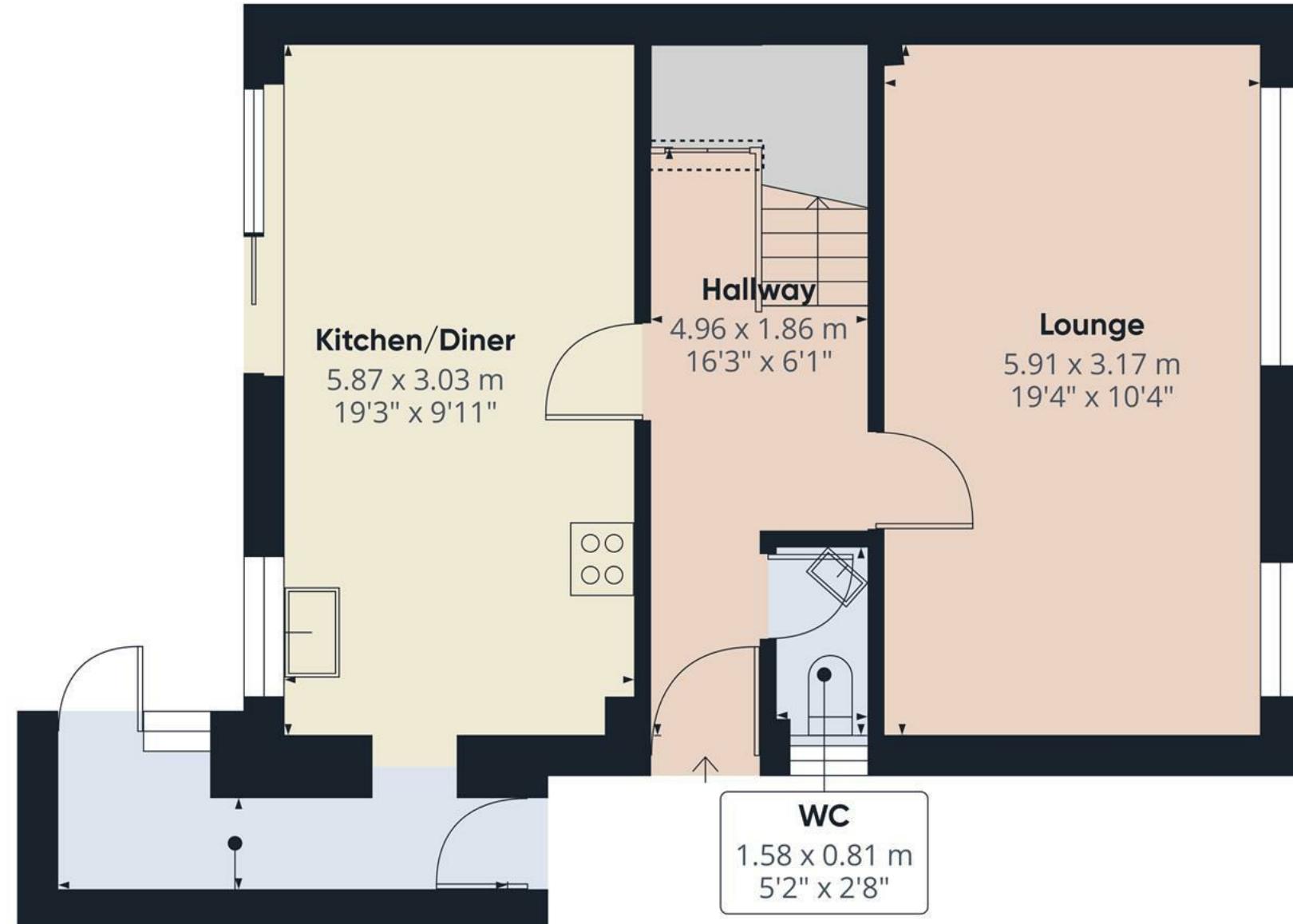
The boiler is a Worcester Bosch Boiler and was installed 3 years ago.







ABODE



Floor 0



Approximate total area<sup>(1)</sup>

52 m<sup>2</sup>  
560 ft<sup>2</sup>

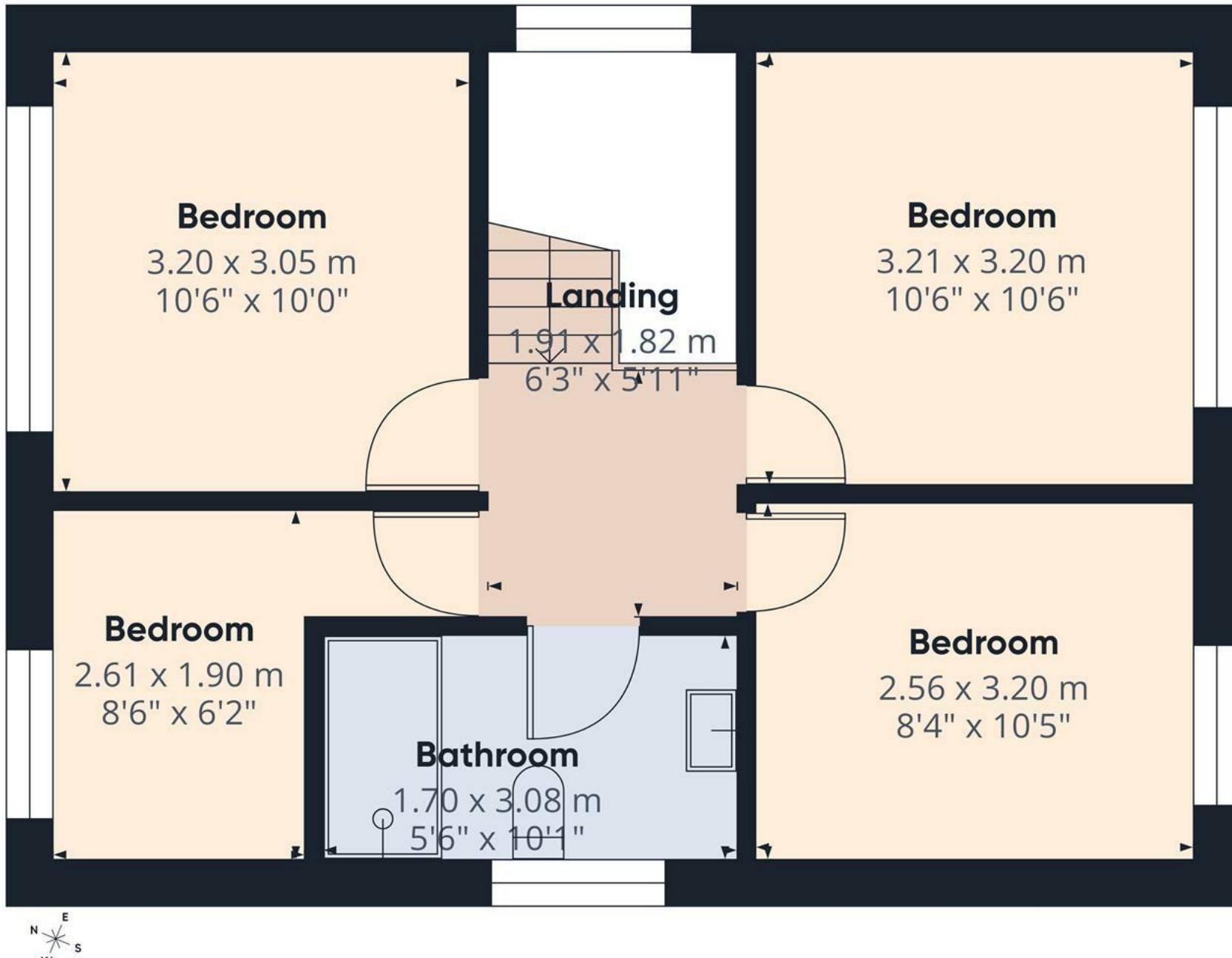
Reduced headroom  
0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(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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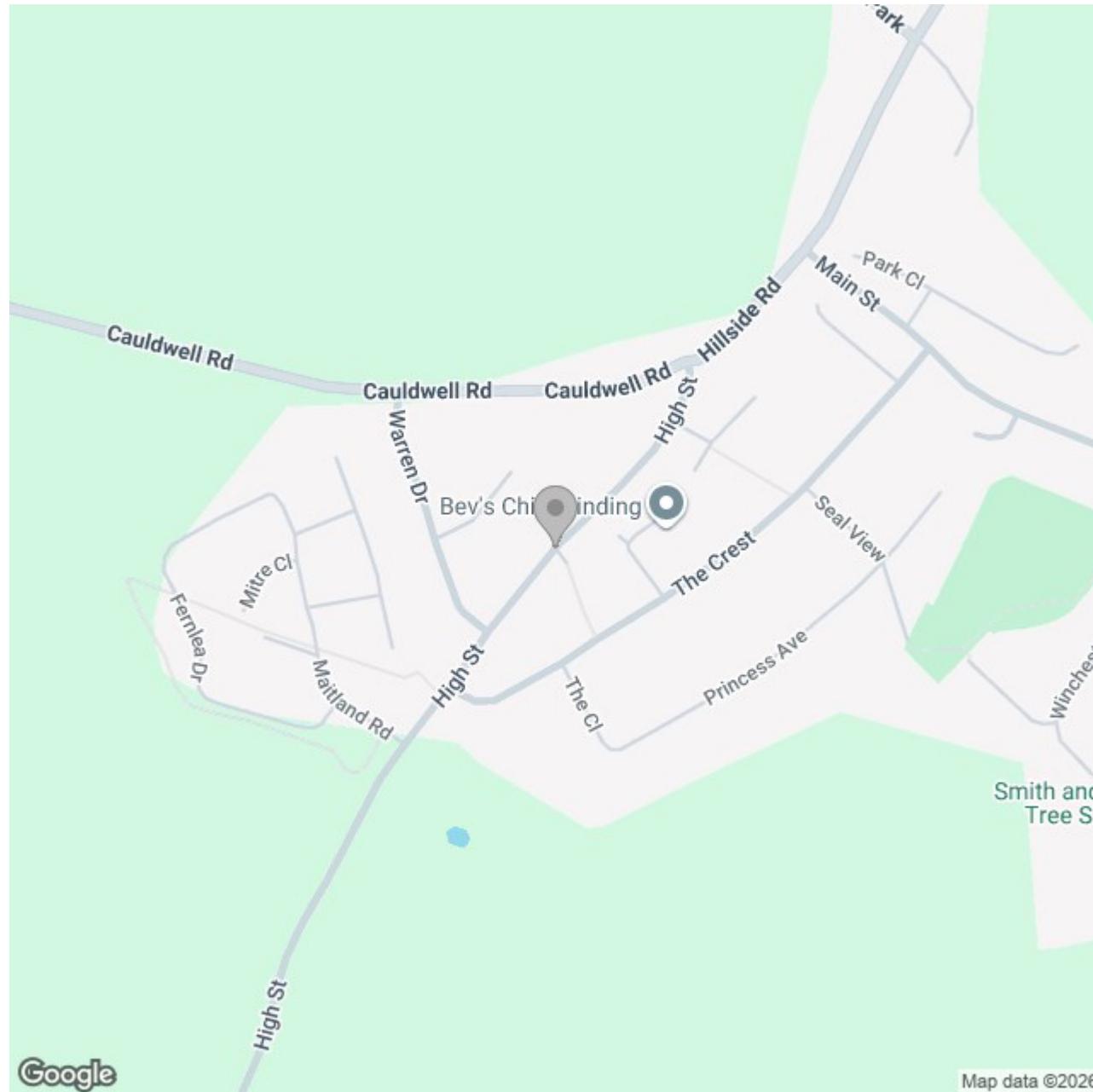
Approximate total area<sup>(1)</sup>

44 m<sup>2</sup>

474 ft<sup>2</sup>

(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		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	