



Crew Partnership

Burton • Estate • Agents



**3 WARREN DRIVE
LINTON
SWADLINCOTE
DE12 6QP**

DETACHED FAMILY HOME WITH 4 BEDROOMS AND AN EXTENSIVE SOUTH FACING REAR GARDEN! Entrance Hall, Cloakroom, Lounge, Dining Room open plan to Fitted Kitchen, Conservatory, Sun Room and UTILITY ROOM. Landing, 4 Double Bedrooms and a REFITTED SHOWER ROOM. UPVC DG + GCH. Front and Rear Gardens. Double width block paved driveway to Garage. Popular Village Location. NO UPWARD CHAIN!

£325,000 FREEHOLD

7-8 New Street, Burton-on-Trent, Staffordshire, DE14 3QN

Telephone : 01283 548548

<http://www.crewpartnership.co.uk>

NEED TO SELL?

When thinking of selling in todays market ensure you have THE BEST PROPERTY DETAILS IN TOWN! Crew Partnership produce only the best as you can see in front of your eyes. Floorplans are essential, your buyer always prefers to see the property layout. Also PLENTY OF PHOTOS shows our commitment towards selling property. ENSURE WE ARE ONE OF THE AGENTS VALUING YOUR PROPERTY.

DRAFT DETAILS ONLY

Please note these are draft details only as we are awaiting confirmation of their accuracy from the vendors. If any point is of particular importance to you please contact us for clarification prior to making any arrangements to view.

Ground Floor

Entrance Hall

uPVC double door to side, radiator, door to under-stairs storage cupboard, doors to Cloakroom, Lounge and Dining Room.

Cloakroom

UPVC frosted double glazed window to side aspect, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback, tiled flooring.

Lounge

19' 6" x 10' 6" (5.94m x 3.20m) Two uPVC double glazed windows to front aspect, fireplace, two radiators.



Dining Room

10' 8" x 9' 11" (3.25m x 3.02m) Radiator, UPVC double glazed sliding door to Conservatory, open plan to Fitted Kitchen.



Conservatory

Fireplace, tiled flooring, uPVC double glazed double door to garden, UPVC double glazed windows to all aspects.



Fitted Kitchen

9' 11" x 8' 5" (3.02m x 2.57m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with mixer tap, built-in fridge, range, built-in five ring gas hob, uPVC double glazed window to rear aspect, radiator, tiled flooring, uPVC double glazed door to Sun Room, door to storage cupboard.



Sun Room

UPVC double glazed windows to rear and side aspects, hardwood single glazed window to Utility Room, uPVC double glazed door to garden, UPVC double glazed door to Driveway, door to Utility Room.



Utility Room

Base and eye level units with worktop space over, stainless steel sink unit, plumbing for washing machine, vent for tumble dryer, space for freezer and fridge/freezer, doors to Garage and a storage cupboard.



First Floor

Landing

UPVC frosted double glazed window to side aspect, doors to all Bedrooms and Shower Room.



Master Bedroom

10' 4" x 10' 6" (3.15m x 3.20m) UPVC double glazed window to rear aspect, radiator.



Second Bedroom

10' 6" x 10' 0" (3.20m x 3.05m) UPVC double glazed window to front aspect, radiator, fitted double wardrobe.



Third Bedroom

10' 4" x 8' 6" (3.15m x 2.59m) UPVC double glazed window to front aspect, radiator.



Fourth Bedroom

8' 7" x 8' 1" (2.62m x 2.46m) UPVC double glazed window to rear aspect, radiator.



Shower Room

Refitted with three piece suite comprising double shower enclosure, vanity wash hand basin and low-level WC tiled surround, uPVC frosted double glazed window to side aspect, radiator, vinyl flooring, door to storage cupboard.



Outside

Front and Rear Gardens

A wall fronted garden with a lawned area and a double width block paved driveway leading to a Garage. A path leads to gated side access.

An extensive south facing rear garden, mainly laid to lawn with a block paved seating area. A pathway leads past the oak tree to additional garden space with a secluded seating area and vegetable patch.



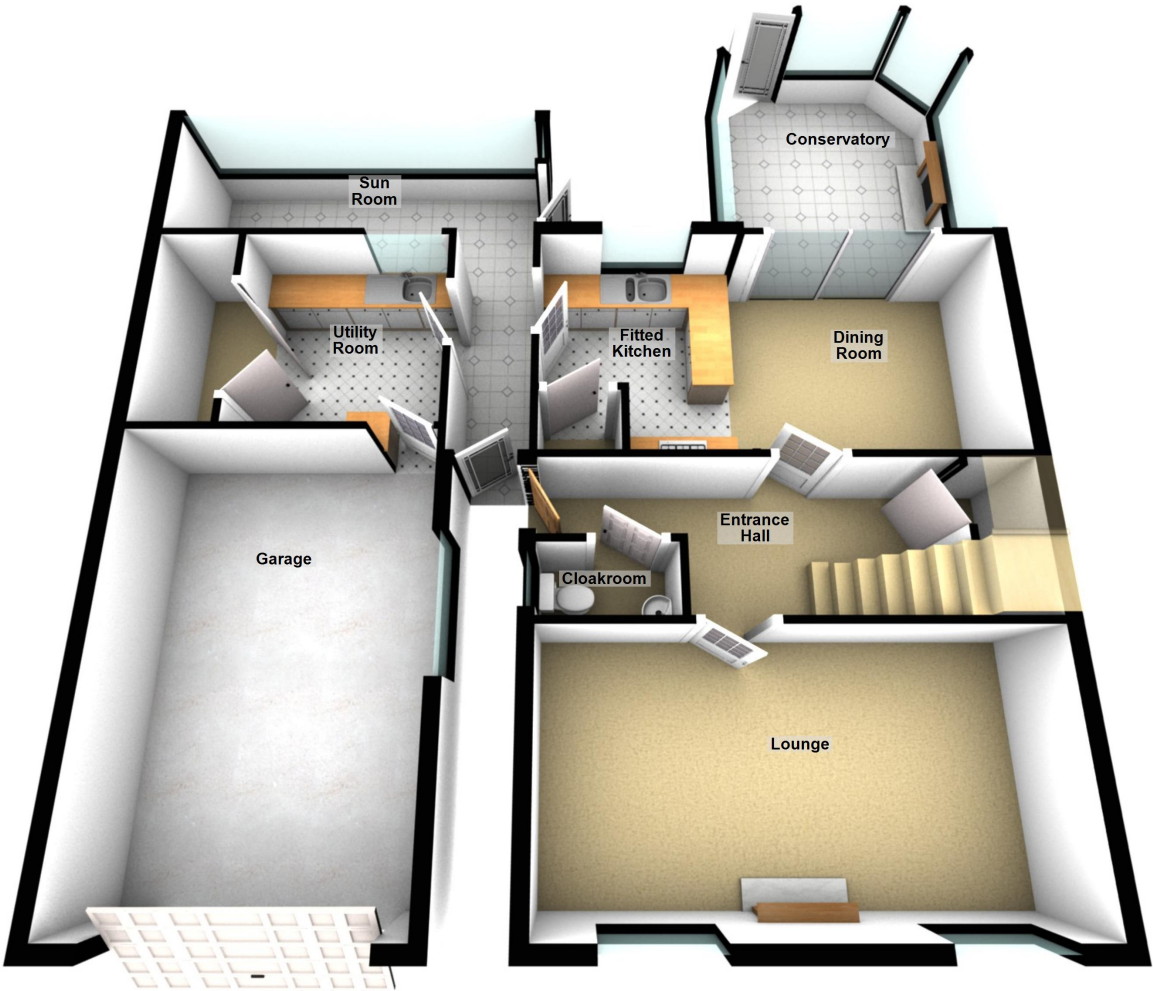
Additional Information

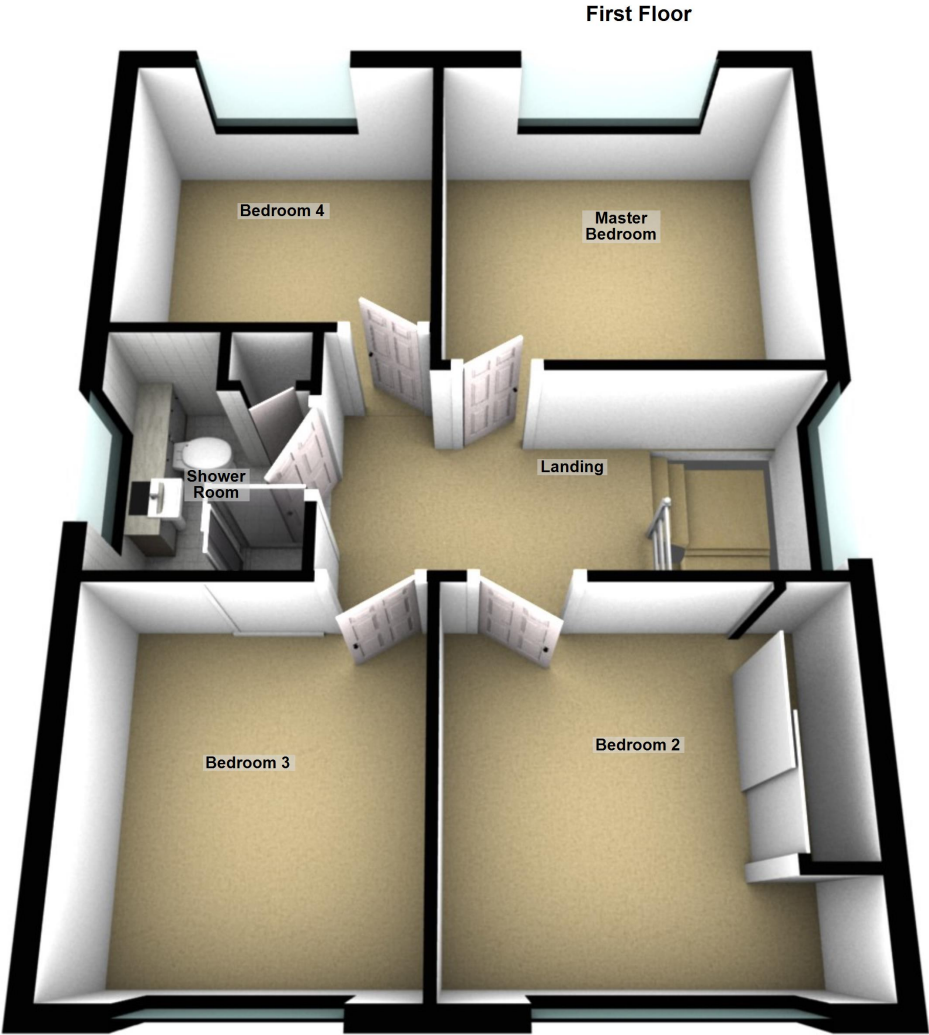
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

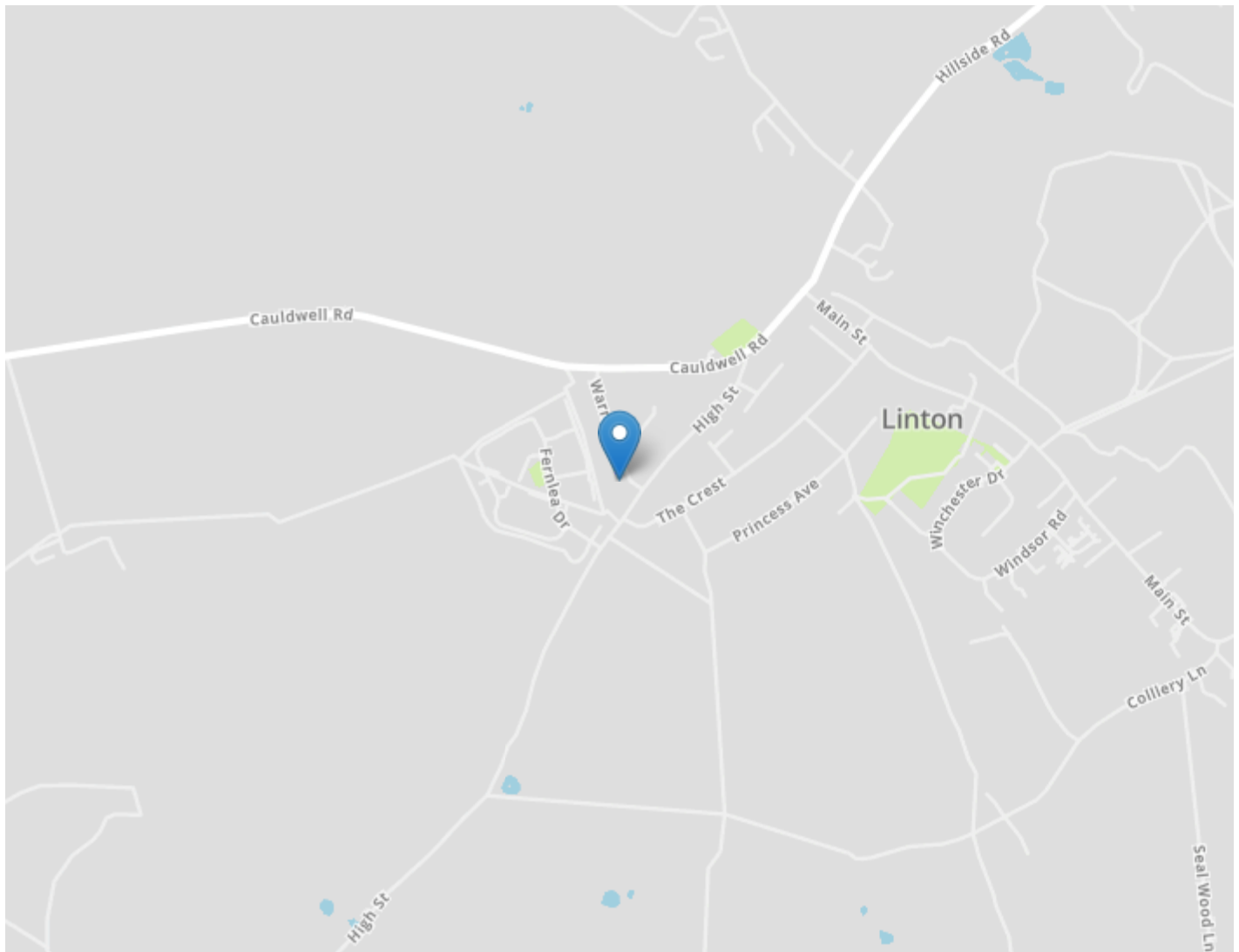
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Local Authority/Tax Band: South Derbyshire Borough Council / Tax Band TBC

Ground Floor







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Crew Partnership for themselves and the vendors of this property whose agents they are, give notice that these particulars are not to be relied upon as a statement or representation of the fact and do not constitute any part of an offer or a contract. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each and any statements contained in these particulars. The vendors do not make or give and neither do Crew Partnership (nor any person in their employment) have authority to make any representation or warranty whatsoever in relation to the property.

Please note that Crew Partnership have not checked any of the appliances or the central heating system included in the sale. All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

THE MONEY LAUNDERING REGULATIONS 2003

Due to a change in the legislation as from the 1st March 2004, we are required to check your identification before: 1. Proceeding to market any property. 2. Should you make an offer on one of our properties, and this offer becomes acceptable and before we can instruct solicitors to proceed with the transaction. Suitable identification can be current signed passport, New styled driving license with photograph, Inland tax notification. (This is a legal requirement and applies to all Estate Agents).

FLOORPLANS

We are proud to provide floorplans on all of our property particulars. However, these plans are intended as a GUIDE TO LAYOUT only. All dimensions are approximate. DO NOT SCALE.