



15 Foxley Chase, Linton, Swadlincote, Derbyshire. DE12 6BQ

£340,000 Freehold

FOR SALE

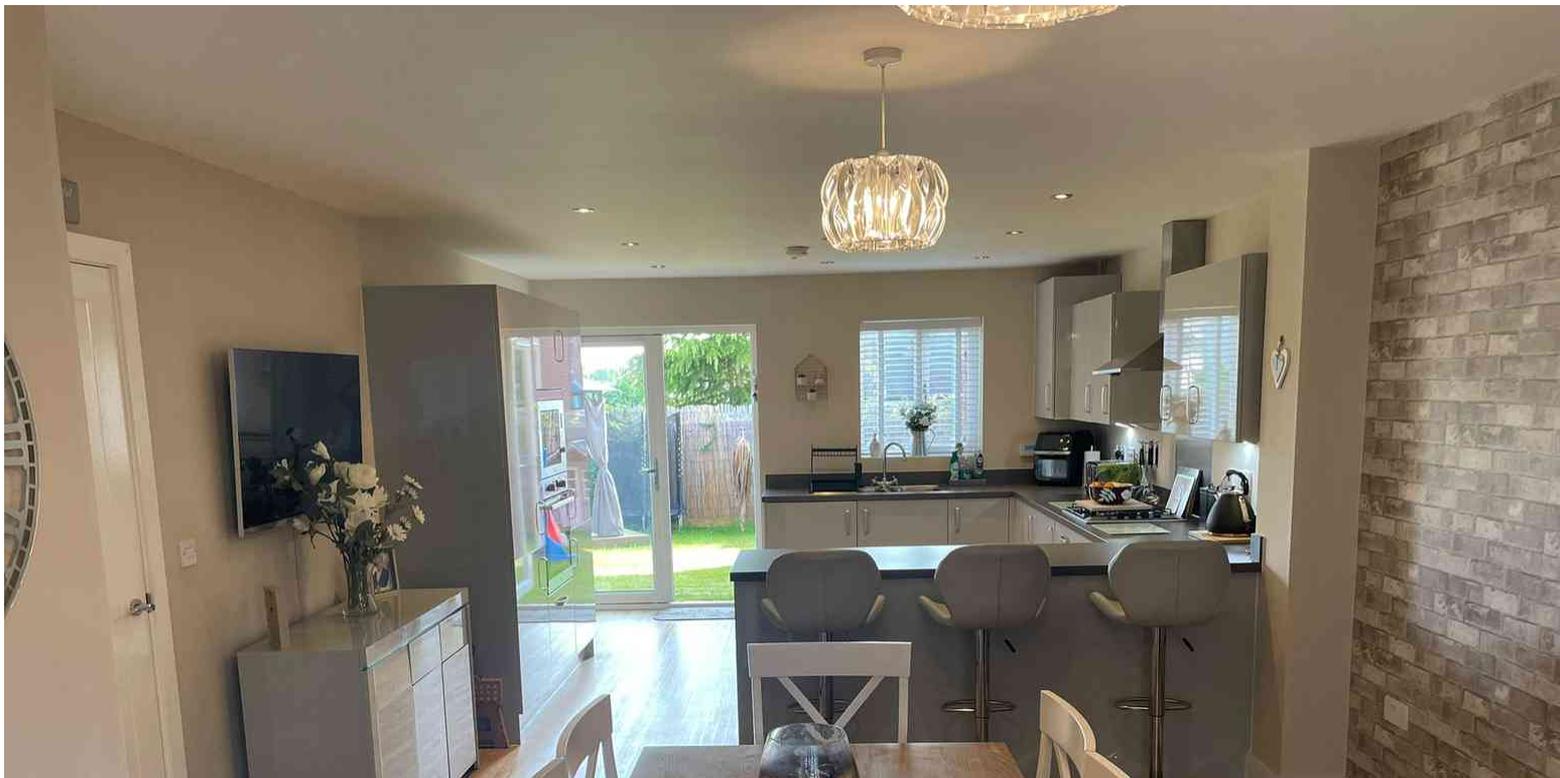


PROPERTY DESCRIPTION

Beautifully presented four-bedroom detached house with a driveway, garage, downstairs W/C, lounge, kitchen/diner, master bedroom with en-suite, family bathroom & a private rear garden. Reddington Sales and Lettings are proud to introduce this beautifully presented four-bedroom detached house to the market in Linton.

The accommodation briefly comprises an entrance hall, downstairs W/C, lounge, and a kitchen/diner on the ground floor. On the first floor, there are four bedrooms, with the master bedroom featuring an en-suite, as well as a family bathroom. The property also benefits from a driveway providing ample off-road parking, a garage, and a private rear garden. Call now to view!

COUNCIL TAX RATING E EPC RATING B



ROOM DESCRIPTIONS

Location

Entrance Hall

With a composite door to the front elevation, a radiator and stairs providing access to the first floor accommodation.

Kitchen Diner/family

3.9m x 8.75m (12' 10" x 28' 8") Fitted with a range of gloss finished wall and base units, sink and drainer unit, electric oven and microvalve, gas hob with extractor hood over, integrated fridge freezer and washing machine, a breakfast bar, wall mounted gas central heating boiler, uPVC bay window to the side elevation, uPVC double doors and window to the side elevation, two radiators and storage cupboard.

Lounge

4.7m x 4.4m (15' 5" x 14' 5") With a uPVC bay window to the front elevation, uPVC double doors to the side elevation and a radiator.

First Floor Landing

With a uPVC window to the front elevation, a radiator and a storage cupboard.

Master Bedroom

4.7m x 3.55m (15' 5" x 11' 8") With a uPVC bay window to the front elevation and a radiator.

Ensuite Bathroom

Three piece suite comprising of a shower cubicle, low level W/C, wash hand basin, heated towel rail and a uPVC window to the front elevation.

Bedroom Two

3.2m x 2.9m (10' 6" x 9' 6") With a uPVC window to the side elevation and a radiator.

Bedroom Three

3.45m x 2.6m (11' 4" x 8' 6") With a uPVC window to the side elevation and a radiator.

Bedroom Four

2.4m x 2.4m (7' 10" x 7' 10") With a uPVC window to the side elevation and a radiator.

Family Bathroom

Three piece suite comprising of a panelled bath, low level W/C, wash hand basin, heated towel rail and a uPVC window to the rear elevation.

Garden

Mainly laid to lawn with a patio area and access to the driveway.

Garage

With a manual up and over door, power and lighting.

Outside

With a driveway providing ample off road parking.

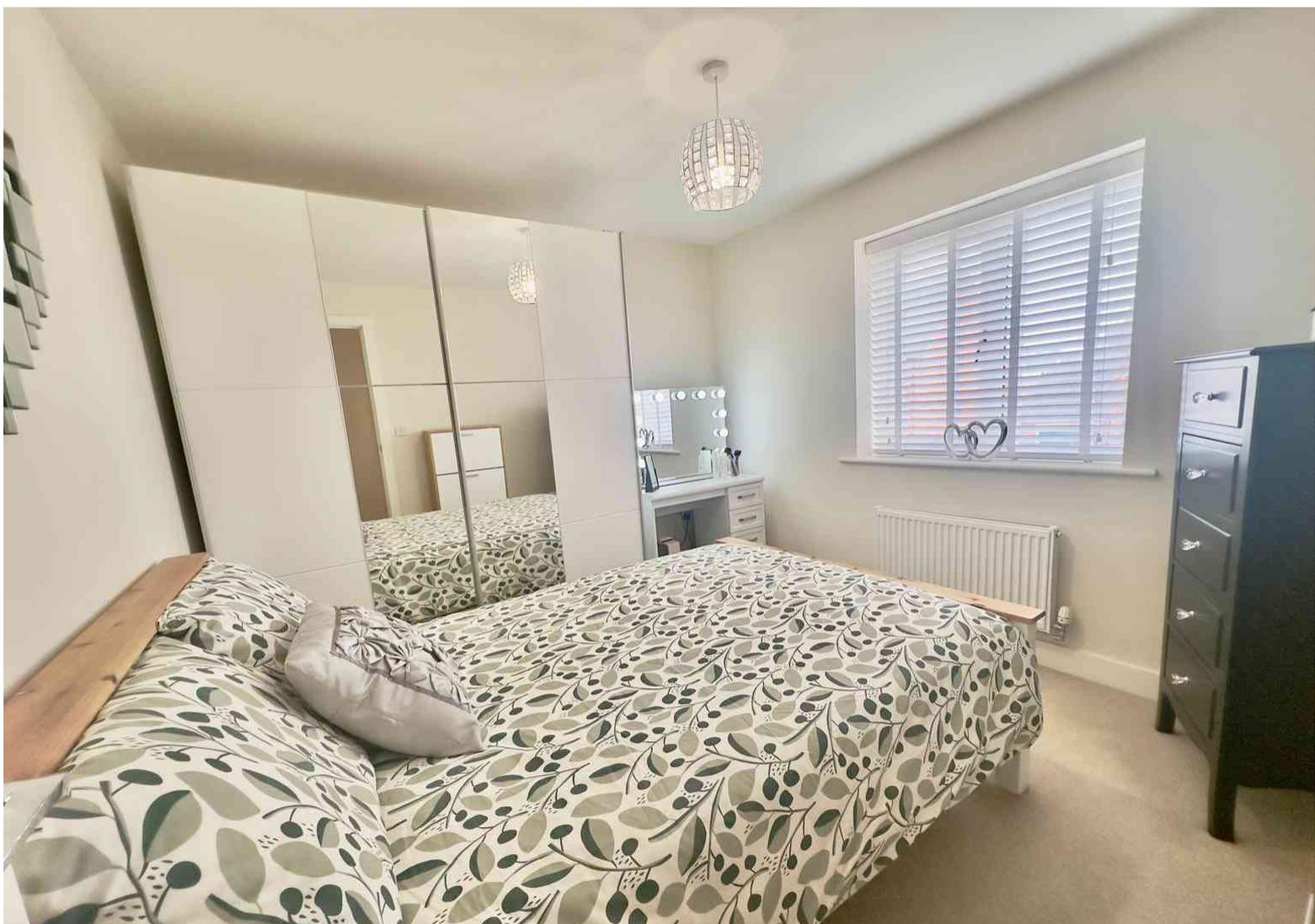
Agent Note

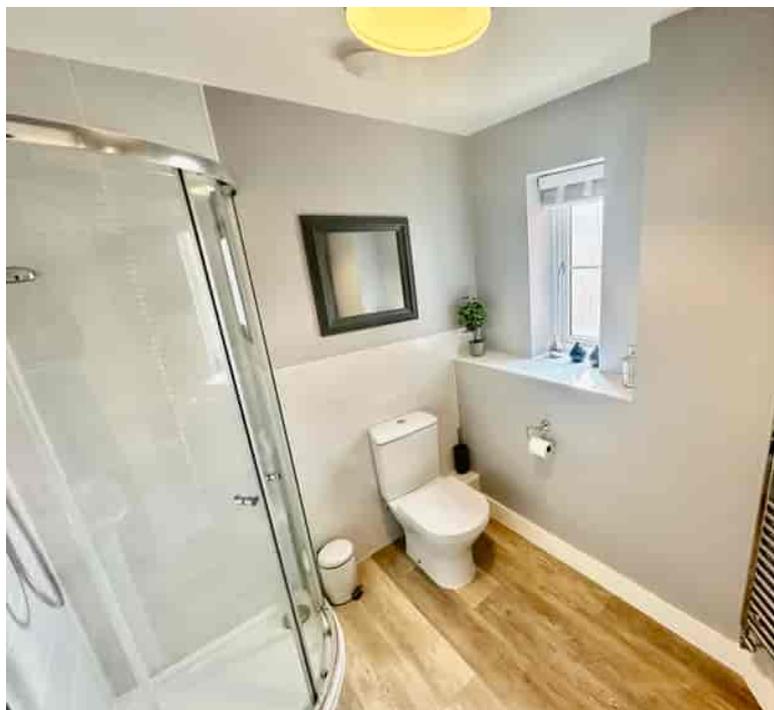
We believe this property to be of standard brick construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are (standard 8mbps, superfast 101mbps. Mobile signal strengths are full strength for O2, EE and Vodafone and medium strength for Three.

Legals

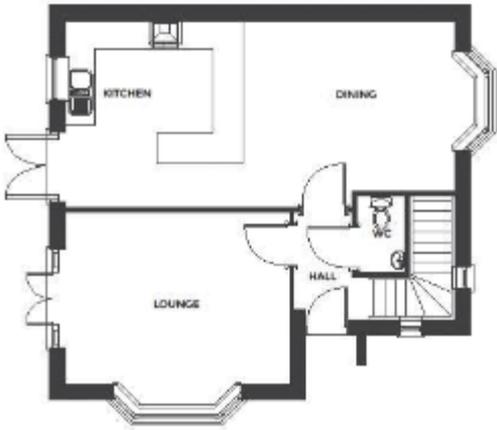
These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition of otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves Reddington Homes Ltd will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.







FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	