

# Cadley Cauldwell

Estate Agents Limited



19 High Street, Swadlincote, DE11 8JE

Tel: 01283 217251

*Fernlea Drive, Linton, DE12*

## £474,950



CADLEY CAULDWELL are excited to be bringing to the market this immaculately presented high quality FIVE bedroomed detached family home with No Upward Chain. Located in the sought after village of Linton close to major route ways and lovely countryside walks on your doorstep.

This property consists of inviting entrance hall, roomy lounge, guest cloakroom, spacious open plan kitchen/dining room/family snug, separate utility room, master bedroom with en-suite, bedroom two with en-suite, three further double bedrooms, family bathroom, picturesque private, enclosed rear garden, private parking and double garage.

**MUST BE SEEN TO OBTAIN THE QUALITY AND BREATHTAKING BEAUTY OF THIS PROPERTY!  
Contact CADLEY CAULDWELL on 01283 217251 to arrange your viewing TODAY!**

Ⓞ No Upward Chain!

Ⓞ Built In 2018/ Immaculate High Specification

Ⓞ Spacious Family Living Area

Ⓞ Double Garage/ Private Parking

Ⓞ Stunning Enclosed Rear Garden

Ⓞ EPC Rating: B

# Fernlea Drive, Linton, DE12

## Directions

From Sainsbury's roundabout proceed along William Nadin Way, at the roundabout take the first exit and at the next roundabout take the third exit onto Cadley Hill Road. At the roundabout take the first exit onto the A444 Burton Road. At the roundabout take the third exit continuing on the Burton Road. Take the turning on the right onto Linton Road continuing along this road onto Hillside Road and then take a left onto High Street, continue to follow, take a right onto Maitland Road and then a left on Fernlea Drive. You will locate the property on your right hand side, access shared by two neighbouring properties. SAT NAV USERS POSTCODE: DE12 6QR (May not be recognised on older devices).



## IMPORTANT INFORMATION

Mortgage advice is available within our office. \*There is a maintenance fee of approximately £125 every 6 months for the communal areas within the development\*



## GROUND FLOOR

### Entrance Hall

16'4" x 6'4" (4.98m x 1.93m)

### Lounge

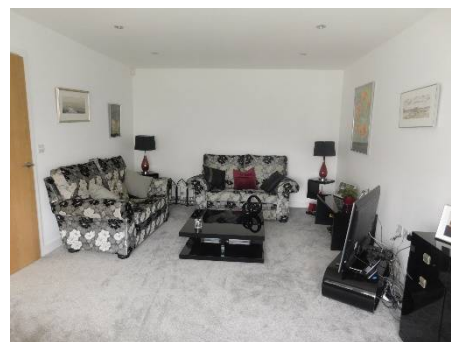
16'9" x 12'4" (5.11m x 3.76m)

### Cloakroom

5'11" x 4'10" (1.80m x 1.47m)

### Kitchen/Dining/Snug

35'4" x 12'8" (10.77m x 3.86m)



## FIRST FLOOR

### Master Bedroom

16'3" x 15'9" (4.95m x 4.80m)

\*Fitted Wardrobes\* \*Walk out Balcony\*



### En-Suite

10'5" x 4'5" (3.18m x 1.35m)

### Bedroom Two

17'6" x 12'4" (5.33m x 3.76m)

\*Fitted Wardrobes\*

### En-Suite

8'6" x 3'11" (2.59m x 1.19m)

### Bedroom Three

11'3" x 11'0" (3.43m x 3.35m)

\*Fitted wardrobes\*



### Bedroom Four

11'11" x 7'3" (3.63m x 2.21m)

\*Fitted Wardrobes\*

### Bedroom Five

11'7" x 11'0" (3.53m x 3.35m)

### Bathroom

8'6" x 6'6" (2.59m x 1.98m)



## OUTSIDE

### To The Front

Shared driveway with two neighbouring properties. Private parking for several vehicles. Access to the double garage. Lawn. Various shrubs. Access to the rear via the side gates.

### Double Garage

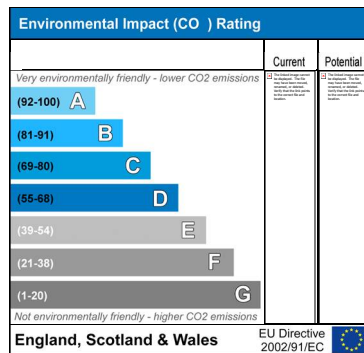
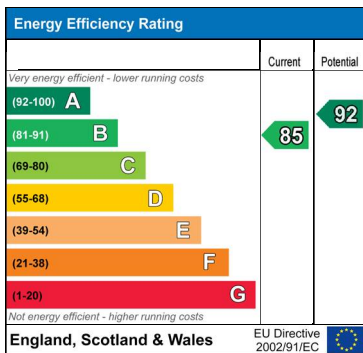
20'9" x 15'6" (6.32m x 4.72m)

Parking for two vehicles. Electric up and over door. Light, storage racking and power.



### To The Rear

Stunning enclosed rear garden. Paved seating area. Wooden pergola. Artificial lawn. Decorative stone area with water feature. Herbaceous borders. Feature garden spot lights. Summer house. Access to the front via the wooden gates.







Please note - these are not to scale. For display purposes only  
Plan produced using PlanUp.

Viewing by appointment only with  
Cadley Cauldwell, 19, High Street, Swadlincote, DE11 8JE

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.