

*Coton Park, Swadlincote, DE12*

**£235,000**



CADLEY CAULDWELL are super excited to bring to the market this fantastic THREE bedroom TERRACE home located on a very sought after street within Linton; Not overlooked and lovely views beyond from the rear. This FAMILY HOME consists of an Entrance Hall, lounge with log burner (Main source of Heating), study, newly fitted kitchen/diner, bathroom, three roomy bedrooms, private parking and spacious rear garden.

**\*\*DELIGHTFUL COMMUNITY AND SOUGHT AFTER AREA\*\* VIEWINGS ARE NOT TO BE MISSED! Contact CADLEY CAULDWELL today on 01283 217251 to arrange your VIEWING!**

**\*\*Council Tax Band: A/ EPC Rating: D\*\***

**DELIGHTFUL COMMUNITY AND SOUGHT AFTER AREA**

**THREE BEDROOM FAMILY HOME**

**PRIVATE PARKING**

**Stunning Views**

**IDEAL FOR FAMILIES**

**\*\*Council Tax Band: A/  
EPC Rating: D\*\***

# Coton Park, Swadlincote, DE12

## Directions

SAT NAV USERS POSTCODE: DE12 6RE

## IMPORTANT INFORMATION

\*\*This property has no gas. Log burner located in the lounge which heats up seven radiators around the property and immersion heater for hot water\*\*\*Wall cavity recently done\*\*\*MORTGAGE ADVICE IS AVAILABLE WITHIN OUR OFFICE\*\*

## GROUND FLOOR

### Entrance Hall

1.83m x 3.66m (6' x 12')

### Lounge

3.07m x 3.35m (10'1" x 11')

### Kitchen

3.05m x 3.66m (10' x 12')

### Study/potential 4th bedroom

1.55m x 3.35m (5'1" x 11')

## FIRST FLOOR

### Bedroom One

3.30m x 2.74m (10'10" x 9')

### Bedroom Two

3.05m x 2.44m (10' x 8')

### Bedroom Three

1.83m x 3.35m (6' x 11')

### Bathroom

1.52m x 3.05m (5' x 10')

## OUTSIDE

### To The Rear

Private rear garden. Not Overlooked. Paved seating area. Outbuildings. Lawn. Various plants/ trees. Polytunnel.

### To The Front

Private driveway parking for two vehicles.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







### Ground Floor

Approx. 33.5 sq. metres (360.8 sq. feet)



### First Floor

Approx. 33.0 sq. metres (355.3 sq. feet)



Total area: approx. 66.5 sq. metres (716.1 sq. feet)

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 WHATEVER IN RELATION TO THIS PROPERTY.