



10 Mitre Close, Linton, DE12 6AX



Enjoying a peaceful position on this popular village development is this executive detached family home, offering generous family interiors set over three floors, quality modern finishes and four double bedrooms. Built around four years ago, this contemporary family home benefits from around a further 6 years of the NHBC warranty and is serviced by full double glazing and mains gas central heating. The beautifully presented interiors extend to a generous size and are laid to spacious reception hall, family dining kitchen, two reception rooms offering versatile uses as a study and playroom, utility and cloakroom, with a generous lounge set to the first floor. Over the first and second floors are four

double bedrooms serviced by a family bathroom, and the master benefits from a dressing room and private en suite. Outside, the property benefits from an enviable plot along a private drive servicing just a handful of other properties. there is parking for three to the front as well as access into a garage store, and the wood sized rear garden has been landscaped to create a safe gate area ideal for pets of as a children's play area, next to a landscaped entertaining space.

The property lies on the outskirts of Linton, a semi-rural Derbyshire village home to amenities including a post office, two pubs, a fish and chip shop, all being well within

walking distance from Mitre Close. The popular Coton Park Nature Reserve lies on the outskirts of the village and Rosliston Forestry Centre is around a 10 minute drive away providing various outdoor activities for all ages. There is a public bus route through the village which provides links to Swadlincote and Burton on Trent where there is a train station and further convenience and leisure amenities including a cinema, shopping centres and stores. Linton Church of England Primary school lies within the village and feeds into William Allitt High School.

- Contemporary Detached Home
- Extensive Family Accommodation
- Desirable Setting on Private Road
- Family Dining Kitchen
- Stunning First Floor Lounge
- Further Study & Family Rooms
- Reception Hall, Utility & Cloakroom
- Four Double Bedrooms
- Family Bathroom
- Master En Suite & Dressing Room
- Garage Store & Parking for Three
- Attractive Rear Garden
- Popular Village Location
- Walking Distance to Amenities
- Well Placed for Amenities & Commuter Routes





Reception Hall

A spacious welcome to this executive home, having tiled flooring, staircase rising to the first floor and a fitted cloakroom cupboard. Doors open into:

Dining Kitchen 6.86 x 3.22m (approx. 22'5 x 10'6)

An open plan family space extending across the rear of the property formed by a formal dining area and comprehensively fitted kitchen. The **Kitchen** comprises a range of contemporary wall and base units with Corian work surfaces over, housing inset sink with side drainer and a range of integral appliances including dishwasher, fridge, freezer, oven and ceramic hob with extractor over. There is a window to the rear, the worksurfaces to one side house an entertaining style breakfast bar and tiled flooring extends into the **Dining Area** where double doors lead out to the rear garden

Utility

Fitted with base units coordinating with those of the kitchen, housing an inset sink, integral washing machine and space for a tumble dryer, with tiled flooring

Study 3.63 x 2.43m (approx. 11'11 x 7'11)

A useful home office or formal dining space, having a window to the front

Family Room 3.7 x 2.95m (approx. 12'1 x 9'8)

Converted from the garage, this versatile reception room is ideal as a family room, playroom or second home office. A door opens out to the side and there is a fitted storage cupboard

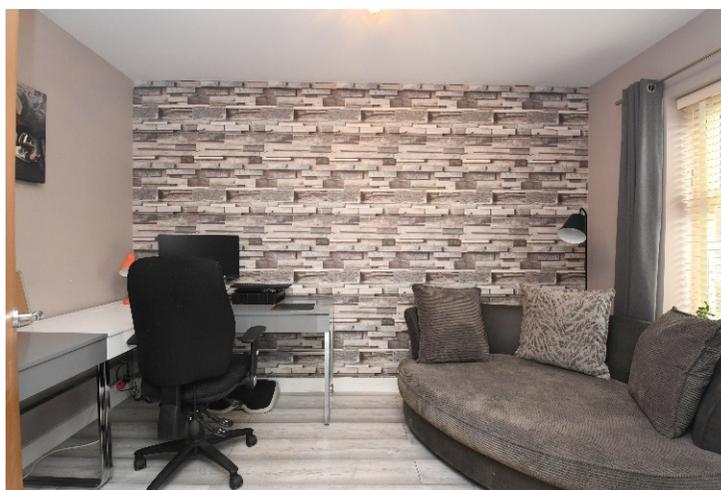
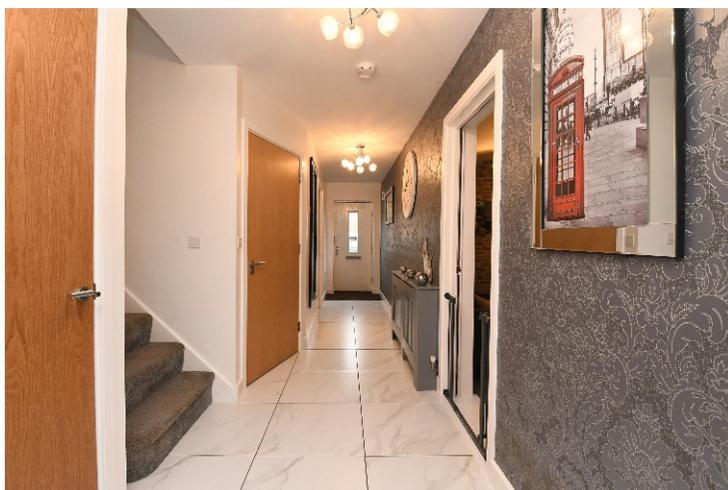
Cloakroom

Comprising pedestal wash basin and WC, with tiled flooring

Stairs rise to the **First Floor Landing** where a door open into:

Stunning Lounge 6.85 x 4.8m (approx. 22'5 x 15'8)

A generous reception room having triple windows to the front enjoying a pleasant outlook over a communal park





From the **First Floor Landing**, stairs continue to the second floor where doors open into:

Master Suite 4.0 x 3.72m (approx. 13'1 x 12'2)
A stunning principal suite having a skylight a window to the front, a fabulous **Dressing Room** fitted with a range of wardrobes and storage, and private use of:

En Suite 2.7 x 2.6m (approx. 8'11 x 8'6)
Comprising a modern suite having pedestal wash basin, WC and double shower, with half tiling to walls and a window to the front

Bedroom Three 3.5 x 3.22m (approx. 11'6 x 10'6)
A spacious double room currently used as a gym, having twin skylights

Bedroom Four 3.5 x 2.44m (approx. 11'7 x 7'11)
A good sized bedroom currently used as a snug, having skylights

From the **First Floor Landing**, doors lead into:

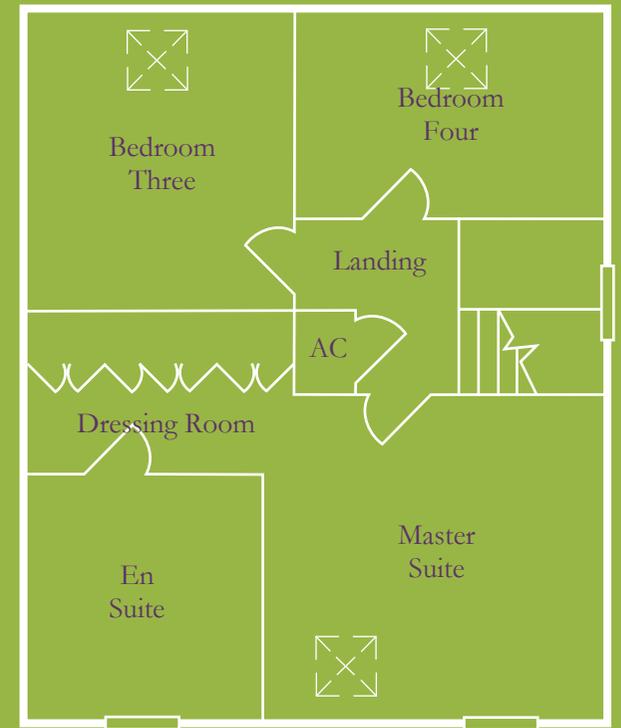
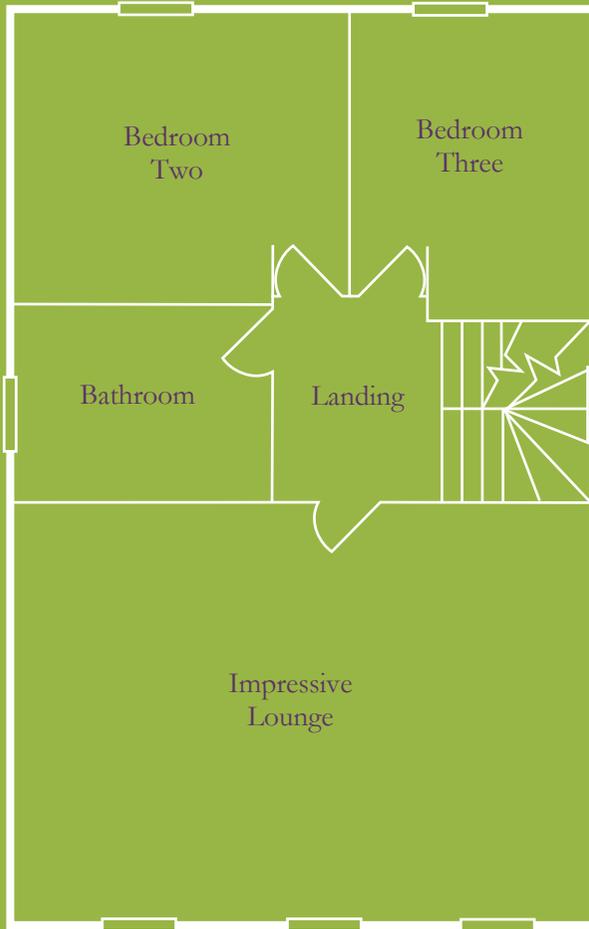
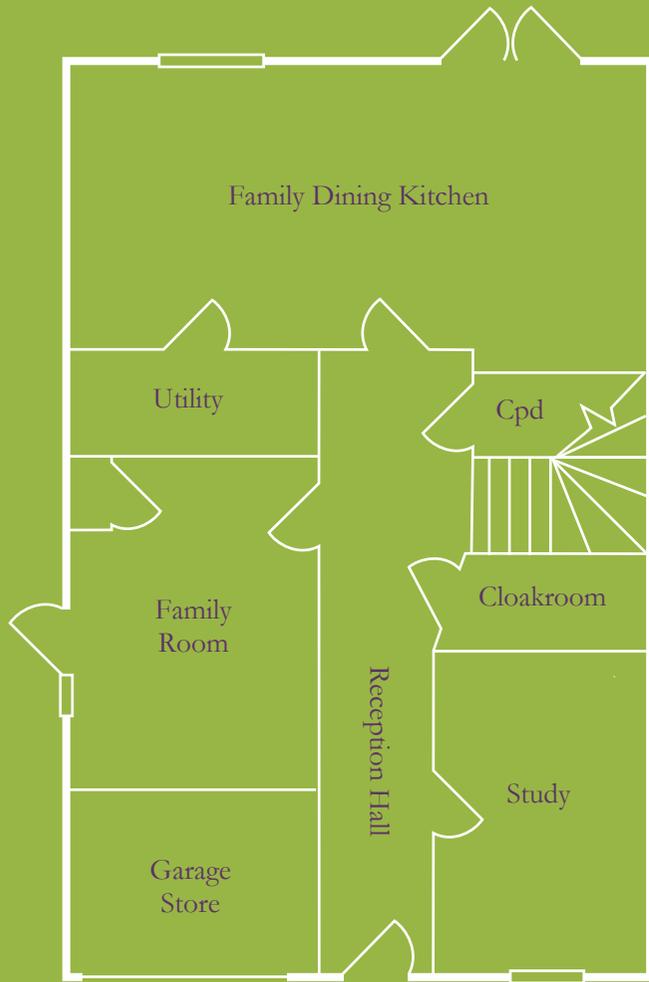
Bedroom Two 3.94 x 3.23m (approx. 12'11 x 10'7)
Having a window to the rear overlooking the gardens

Bedroom Three 3.5 x 2.8m (approx. 11'5 x 9'2)
A third double bedroom having window to the rear aspect

Family Bathroom 3.2 x 2.2m (approx. 10'5 x 7'2)
A contemporary suite comprises pedestal wash basin, WC, bathtub and separate shower, with half tiling to walls and an obscured window to the side







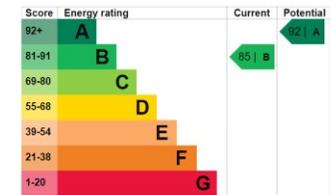


Outside

The property sits on this peaceful modern development and is accessed along a private lane servicing a handful of other properties. there is parking for three to the front aspect as well as access into the **Garage Store**, and the property enjoys an open outlook over a communal children's park to the front

Gardens

Gated access to the side aspect opens into the rear garden which has been thoughtfully separated to create a landscaped entertaining area and a safely enclosed run ideal for pets or as a children's play area. The shed is included in the sale, there is a useful storage space to one side of the property and there is exterior lighting and a water point



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.