



37a Main Street, Linton, DE12 6PZ

 Parker  
Hall



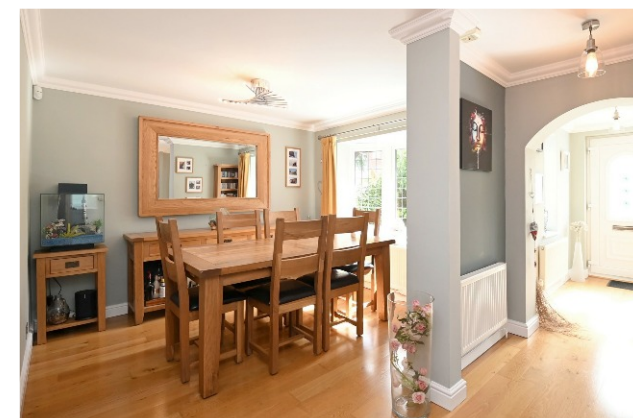
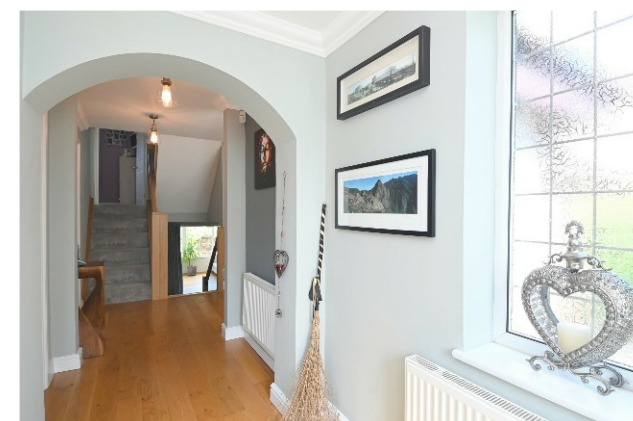
Enjoying a pleasant outlook over National Forest Woodland is this recently refurbished detached family home, offering generously proportioned and versatile family interiors, four double bedrooms and a generous plot including a garden studio/office, garage and ample parking. Having received a thorough renovation in recent months, the exceptional property is finished to the highest specification, having a 2024 kitchen with integrated appliances, refitted bathrooms, an oak and glass staircase rising between floors and landscaping to the outside space, as well as Solar Panels belonging to the property with a feed in tariff. The central reception hall leads into two reception rooms plus a garden room, the brand new kitchen, functional utility and

cloakroom, with four good sized bedrooms set to the split level landing above. The master bedroom is serviced by fitted wardrobes and a modern en suite, with the additional three bedrooms serviced by a family bathroom. To the front, there is parking for a number of vehicles to both the front and side of the property with a single garage also set to the rear, with EV charging points to both the upper and lower drives. Secluded rear gardens enjoy tranquil woodland views and a fabulous garden studio offers an ideal entertaining space or home office.

The property lies in the heart of the South Derbyshire village of Linton, having convenient access to a variety of amenities as

well as surrounding countryside and nearby commuter routes. Within walking distance are a post office, a country pub and Linton Church of England Primary school, which feeds into William Allitt High School. Local leisure pursuits include the popular Coton Park Nature Reserve on the outskirts of the village and Rosliston Forestry Centre which is around a 10 minute drive away, providing various outdoor activities for all ages. There is a public bus route serving the village which provides links to Swadlincote and to the market town of Burton on Trent where there is a train station giving direct links to Derby and Birmingham. Burton centre also offers further convenience and leisure amenities including a cinema, shopping centres and stores.

- Executive Detached Former Showhome
- Refurbished to Exceptional Finish
- Generously Proportioned Family Interiors
- Solar Panels with Feed in Tariff
- National Forest Woodland to Rear
- Three Spacious Reception Rooms
- Quality Refitted Kitchen
- Reception Hall, Utility & Cloakroom
- Four Double Bedrooms
- Refitted En Suite & Family Bathroom
- Single Garage & Ample Parking
- Landscaped Front & Rear Gardens
- Versatile Garden Studio/Home Office
- Walking Distance to Local Amenities
- Well Placed for Commuter Routes





**Reception Hall** 5.82 x 1.5m (approx. 19'1 x 4'11) – max

A replaced UPVC entrance door opens this spacious hallway, having an obscured window to the side, oak flooring and doors opening into the kitchen, utility and cloakroom. Opening through to:

**Dining Room** 3.13 x 2.81m (approx. 10'3 x 9'2)

A beautifully presented reception room, having solid oak flooring and a window to the front

**Kitchen** 3.3 x 2.45m (approx. 10'9 x 8'0)

Having been refurbished in 2024 to an exceptional specification, the kitchen comprises a range of gloss full height, wall and base units with quartz marble finish worktops over, housing an inset one and a half stainless steel sink with Quooker boiling water tap, and integrated appliances including Smeg slimline dishwasher, Neff double ovens with warming drawer and induction hob, full height larder fridge and full height larder freezer. There is a refuse drawer, the kitchen has tiled flooring and feature recessed lighting, and a door and window face the side aspect

**Lounge** 6.98 x 4.34, 2.27m (approx. 22'10 x 14'2, 7'5)

Contemporary oak and glass stairs lead down to the lower level lounge which extends across the rear of the property. there is a recessed gas fireplace, a window faces the rear and double doors open into:

**Garden Room** 4.33 x 3.83m (approx. 14'2 x 12'6)

A most impressive living space having stunning vaulted ceilings, double doors opening out to the side and windows overlooking the gardens and National Forest woodland beyond. A Henley wood burning stove it set to glass hearth

**Utility** 2.4 x 2.3m (approx. 7'10 x 7'6)

Fitted with base units housing an inset sink with side drainer and spaces for both a washing machine and tumble dryer, with tiled flooring, a window to the front and a door opening out to the driveway at the side. A fitted cupboard houses additional storage

**Cloakroom**

Fitted with pedestal wash basin and WC, with oak flooring, tiled splash backs and an obscured window to the side









A contemporary oak and glass staircase rises to the first level of the **Landing**, where doors open into two bedrooms and the family bathroom. The stairs continue to the upper level, where doors open into:

**Master Bedroom** 3.42 x 3.33m (approx. 11'2 x 10'11)

A spacious principal bedroom having a window to the front, a double fitted wardrobe and private use of:

**En Suite** 2.23 x 1.6m (approx. 7'3 x 5'2)

Refitted with a modern suite having vanity wash basin with lit mirror above, WC and level access walk in shower, with tiled flooring, tiled walls, a heated towel rail and an obscured window to the side

**Bedroom Four** 3.13 x 2.58 m (approx. 10'3 x 8'5)

A fourth double bedroom having window to the front

Doors from the middle landing open into:

**Bedroom Two** 3.4 x 2.3m (approx. 11'4 x 7'6)

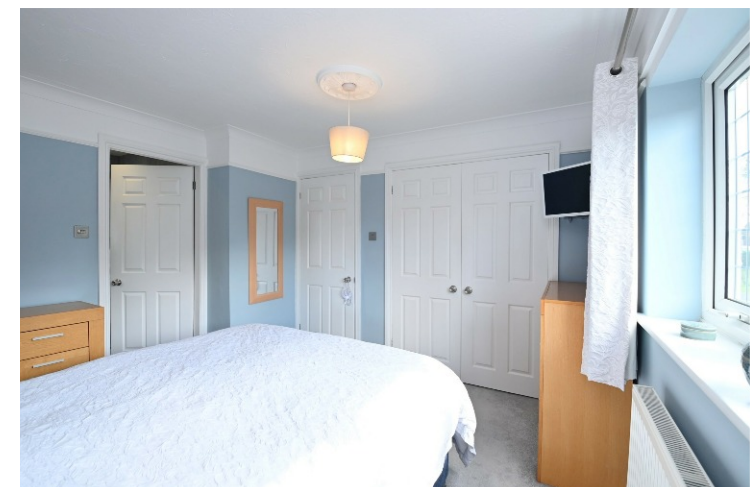
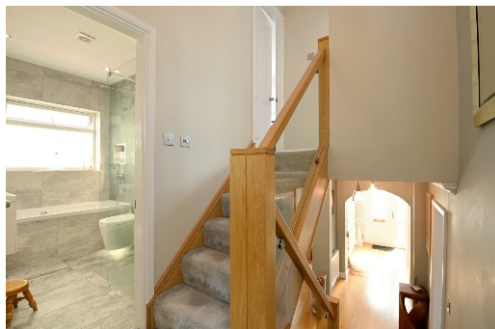
With a window to the rear overlooking a pleasant open aspect

**Bedroom Three** 3.38 x 2.23m (approx. 11'1 x 7'3)

Another double room having a window to the rear with pleasant garden and woodland views

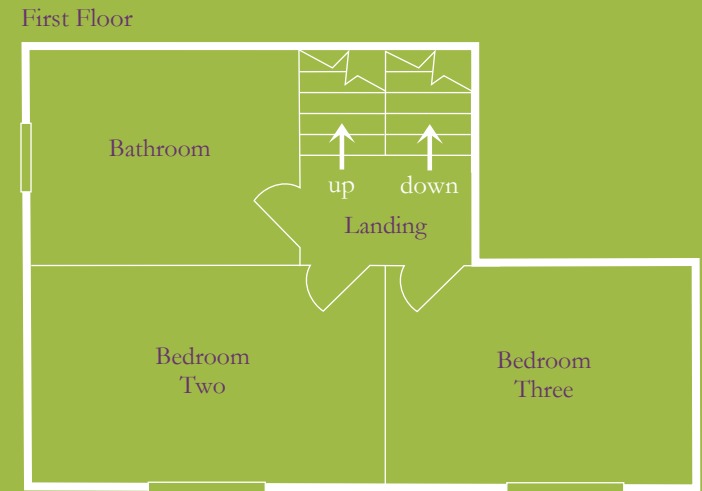
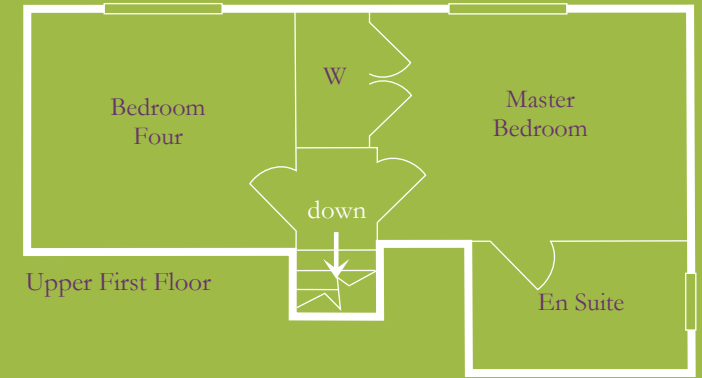
**Family Bathroom** 2.54 x 1.76m (approx. 8'4 x 5'9)

Another contemporary suite comprising wash basin set to vanity unit with lit mirror above, wall hung WC, double ended bathtub and level access walk in shower, with tiled flooring and walls, a heated towel rail, an obscured window and feature ambient lighting













### Outside

The property is set back from Main Street beyond a generous recently landscaped frontage, having a block paved driveway with parking for four vehicles as well as an EV charging point. Steps and paved pathways lead down to the front door, and a central border houses an ancient olive tree. A tarmac drive extends to the side of the property where there is parking for additional vehicles and a second EV charging point, with the drive giving access into:

**Single Garage** 4.88 x 2.69m (approx. 16'0 x 8'9)  
With power, lighting and a manual entrance door to the front

### Rear Garden

Having been beautifully landscaped, the rear garden is laid to a paved terrace, dwarf walls and a pergola framed by a mature wisteria. To one side is a Mediterranean style BBQ, lawns extend to the boundary and the garden enjoys a superb degree of privacy as well as an open aspect over National Forest woodland. A covered composite deck terrace provides a pleasant space for outdoor entertaining, and a door opens into:

**Garden Studio** 3.95 x 2.6m (approx. 12'11 x 8'7)

An ideal exterior living space or home office, this versatile space has bifold doors opening out to the gardens, power, lighting and an electric heater. There is also a wired Internet 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.