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12 Park Close

Linton | DE12 6QB | Guide Price £250,000

ROYSTON
& LUND

- Guide Price £250,000-£255,000
- Beautifully Presented Throughout
- Cul-de-Sac Location
- Garage and Plentiful Parking
- Council Tax B// EPC D
- Three Bedroom Semi-Detached Home in Village Location
- Close To National Forest Walks
- Open Plan Living with a Modern Shaker Style Kitchen and Patio Doors to the Garden
- Solar Panels
- Freehold





GUIDE PRICE £250,000-£255,000

This stunning home is a must see! Stylishly designed throughout with a contemporary feel the open plan layout is delightful.

Entering into a bright and airy hallway with stairs leading to the first floor and door to the open plan living space. The shaker style kitchen is fitted with a range of base and all units with worktops over and built in appliances, a large window overlooks the front elevation. Leading through into the lounge with media wall and French doors leading to the good sized garden..

Upstairs there are three bedrooms, two of which are double and a further single; all of which are very well presented. A three piece family bathroom completes.

The property sits well back from the road in a Cul-de-Sac close to National Forest walks. The village of Linton has a range of amenities including a Primary school.

The home is in turn Key condition ideal for clients who want minimal work to do.

Call now for your personal tour.

For More Information; https://reports.sprift.com/property-report/?access_report_id=5005542

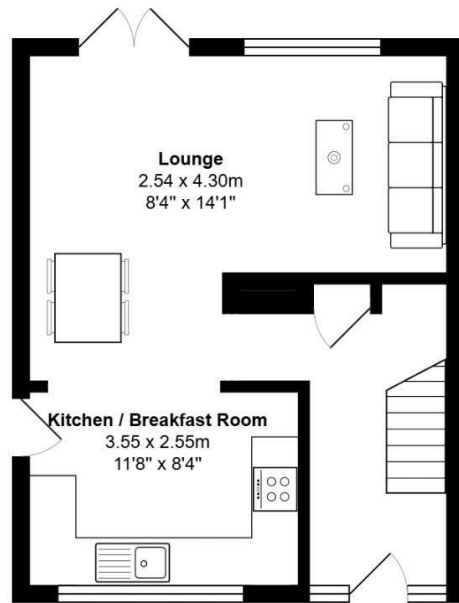


EPC

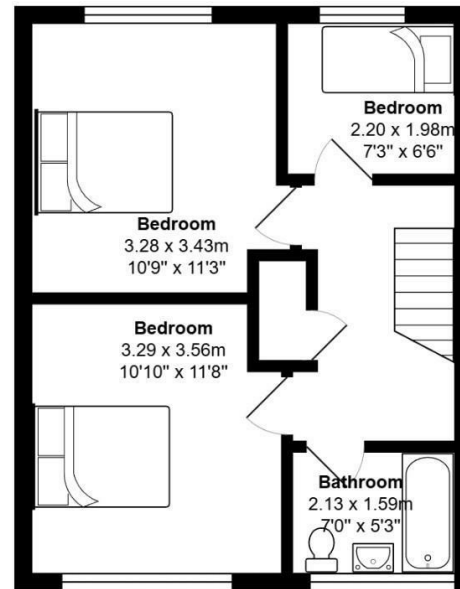
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Total Area: 78.6 m² ... 846 ft²

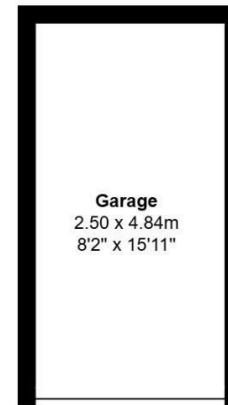
All measurements are approximate and for display purposes only



Ground floor 37.9 m² ... 408 ft²



First floor 40.6 m² ... 437 ft²



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