



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](https://reports.sprift.com/property-report/?access_report_id=5005542)

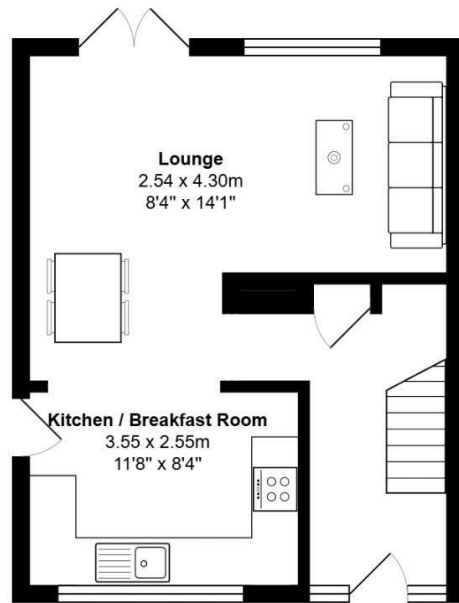


### EPC

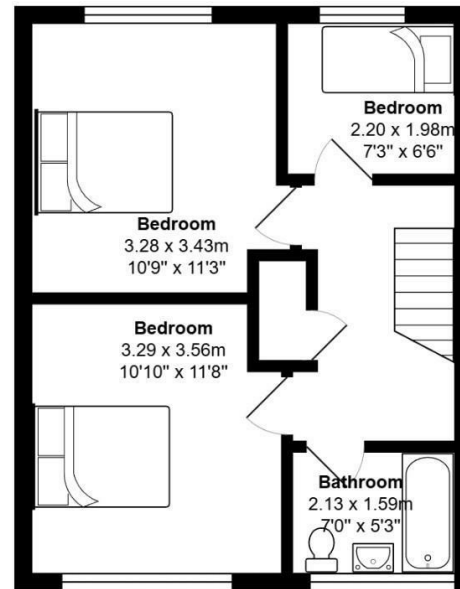
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England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

Total Area: 78.6 m<sup>2</sup> ... 846 ft<sup>2</sup>

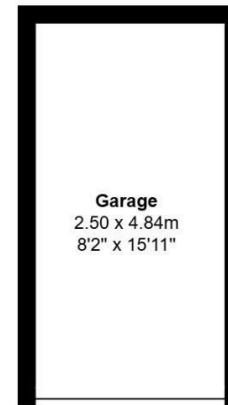
All measurements are approximate and for display purposes only



Ground floor 37.9 m<sup>2</sup> ... 408 ft<sup>2</sup>



First floor 40.6 m<sup>2</sup> ... 437 ft<sup>2</sup>



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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