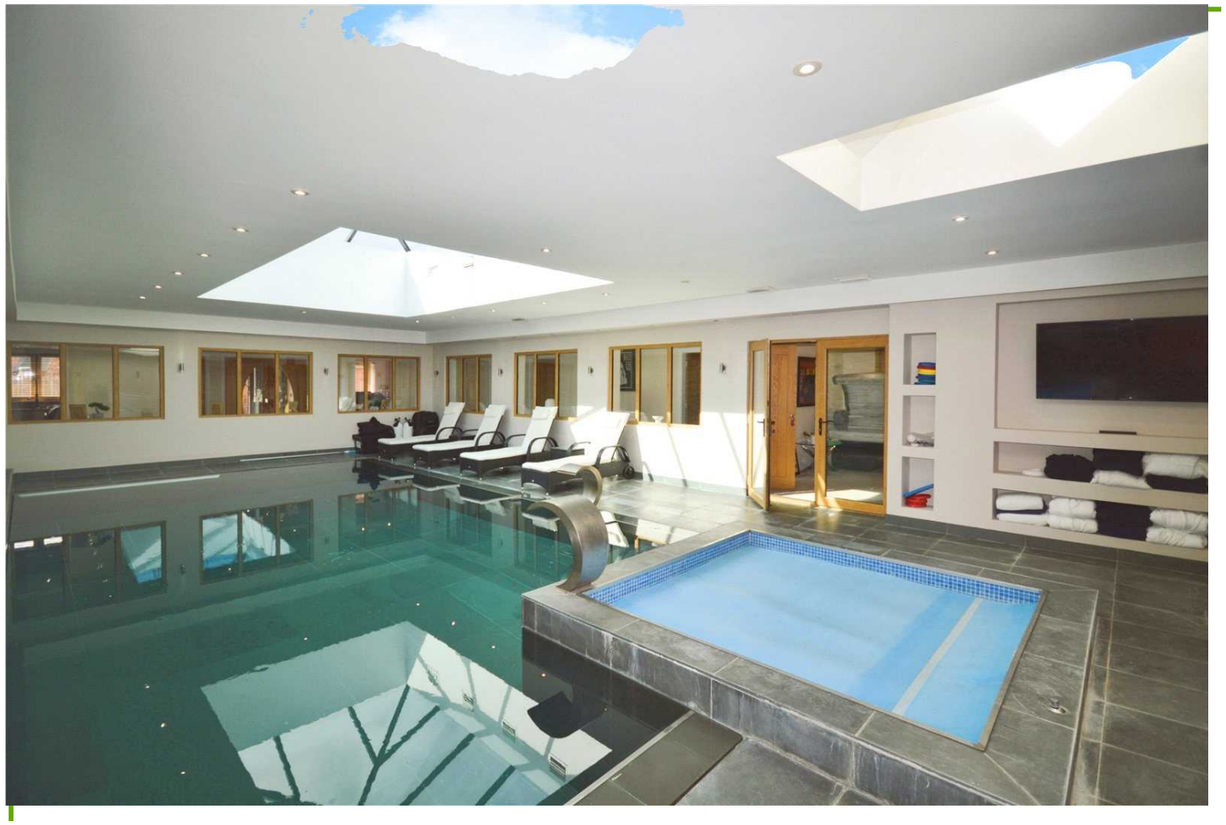
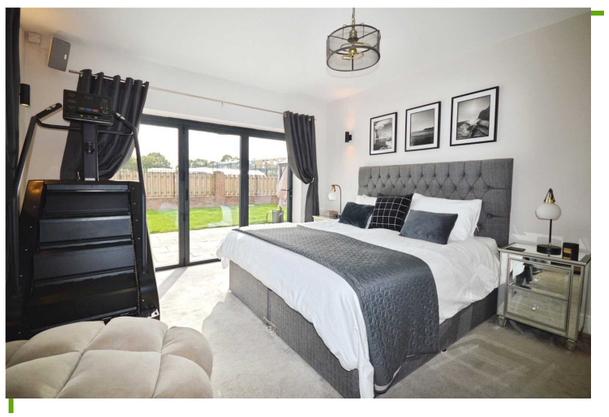
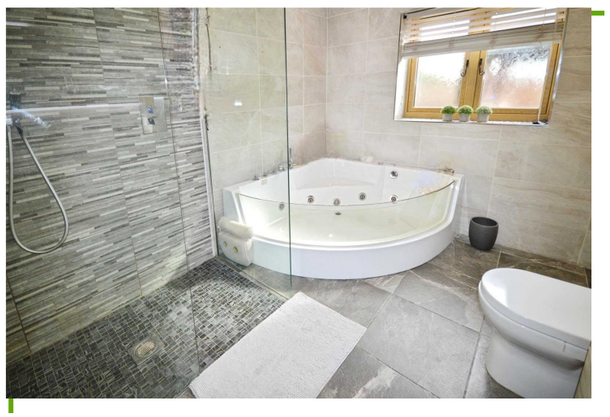
















Lakeside Cottage, Colliery Lane,
Linton, Swadlincote, Derbyshire,
DE12

Asking Price: £795,000

Tenure: Freehold

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The Property Ombudsman

Lakeside Cottage, Colliery Lane, Linton, Swadlincote, Derbyshire, DE12

Asking Price: £795,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: B
Local Authority: South Derbyshire Council

Other important information which you will need to know about this property can be found at your-move.co.uk

Lakeside Cottage is a spacious, four-bedroom detached bungalow in Linton featuring modern living spaces, multiple en-suites, a gym, double garage, and exceptional outdoor amenities including a private pool, all set in a family-friendly location near schools, transport links, and green spaces.

Description
Presenting Lakeside Cottage, an immaculate detached bungalow now available for sale in the sought-after area of Swadlincote, DE12 6PB. This spacious property comprises four double bedrooms, three of which benefit from en-suite facilities. The principal bedroom includes a dedicated dressing room and en-suite bathroom, while the second bedroom offers built-in wardrobes for ample storage.

The living spaces are thoughtfully arranged, featuring two reception rooms. One provides a separate area enhanced by a bar, ideal for entertaining, and the second is currently utilised as a private gym. The modern kitchen boasts plenty of natural light and provides a comfortable dining space.

Designed with families in mind, Lakeside Cottage comes equipped with practical amenities including a utility room, double garage, and secure parking. The outdoor space is equally impressive, with a well-maintained garden and exclusive use of a swimming pool, complete with jacuzzi and shower area—perfect for relaxation or social gatherings.

This property holds a strong EPC rating of B and falls within council tax band D. Its location is particularly well-suited for families, being close to public transport links, well-regarded schools, useful local amenities, and extensive green spaces. Enjoy easy access to walking and cycling routes for leisure and commuting purposes.

Whether you are seeking modern comfort, high-quality finishes, or leisure facilities such as a pool and gym, Lakeside Cottage offers a balanced and practical lifestyle in a desirable area. Early viewing is recommended to appreciate the space and quality on offer.

Entrance Hall
A bright and airy entrance to this stunning bungalow.

Cloakroom/Wc
Appointed with a wc and wash hand basin.

Study/Bedroom Four
9'11" x 8'8" (3.02m x 2.64m)
Versatile room used as a study or additional bedroom.

Kitchen/Dining Room
22 x 13'8" (22 x 4.17m)
A beautifully appointed kitchen with integrated appliances, stone work surfaces incorporating an island. Bi fold doors lead out to the rear garden.

Lounge
21'7" x 17'6" (6.58m x 5.33m)
Spacious family lounge with a bar area and access out to the rear patio via bi-folding doors.

Gym
23' x 13'8" (7m x 4.17m)
Spacious gym with French doors leading into the pool area.

Pool
42'6" x 21'10" (12.95m x 6.65m)
WOW! The pool area is the heart of the home located in the centre of the bungalow. There is a shower, changing area, jacuzzi and deep plunge pool, all adding to the luxurious lifestyle.

Main Bedroom
15'7" x 13'10" (4.75m x 4.22m)
Main double bedroom with a separate dressing area and en-suite bathroom with a stylish jacuzzi bath, his and hers wash hand basins. a walk in shower and a low flush wc complemented by a built in tv.

Bedroom Two
12'10" x 10 (3.9m x 10)
Double bedroom with wardrobes and access into the en-suite.

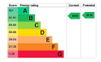
En-suite
9'11" x 6'10" (3.02m x 2.08m)
En-suite bathroom.

Bedroom Three
12'10" x 10' (3.9m x 3.05m)
Double bedroom with an en-suite shower room and built in wardrobes.

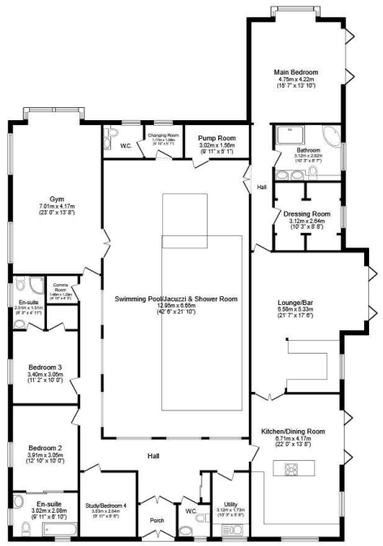
En-suite
6'7" x 5'1" (2m x 1.55m)
Appointed with a three piece shower suite.

Outside
This family home is located in the heart of Linton, small village with local amenities. It is accessed via an electric gate with ample off road parking and a detached double garage with electric doors.

Garden
The garden has a generous patio area- perfect for entertaining family and friends with the remainder laid to lawn.



For full EPC please contact the branch.



Ground Floor
Floor area 233.0 sq.m. (2,508 sq.ft.)

Total floor area: 233.0 sq.m. (2,508 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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