



**RE/MAX**  
Elite



4 Pear Tree Drive, Swadlincote, DE12 6PY

Asking price £225,000

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# 4 Pear Tree Drive

Swadlincote, DE12 6PY

Nestled in the charming area of Pear Tree Drive, Linton, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

Situated in the peaceful surroundings of Swadlincote, this home benefits from a friendly community atmosphere while still being close to local amenities. Whether you are looking to enjoy the tranquillity of suburban living or seeking a family-friendly environment, this property is sure to meet your needs.

In summary, this semi-detached house on Pear Tree Drive is a wonderful opportunity for anyone looking to settle in a welcoming neighbourhood. With its spacious layout, convenient parking, and proximity to local facilities, it is a property not to be missed.



Lounge	15'7" x 11'1" (4.75 x 3.40)
Dining Room	13'2" x 8'0" (4.03 x 2.46)
Kitchen	8'7" x 7'0" (2.62 x 2.15)
Bedroom One	11'5" x 9'5" (3.49 x 2.88)
Bedroom Two	9'0" x 11'0" (2.76 x 3.37)
Bedroom Three	8'5" x 5'11" (2.58 x 1.81)
Bathroom	6'0" x 7'3" (1.85 x 2.23)
Garage	
Outside	



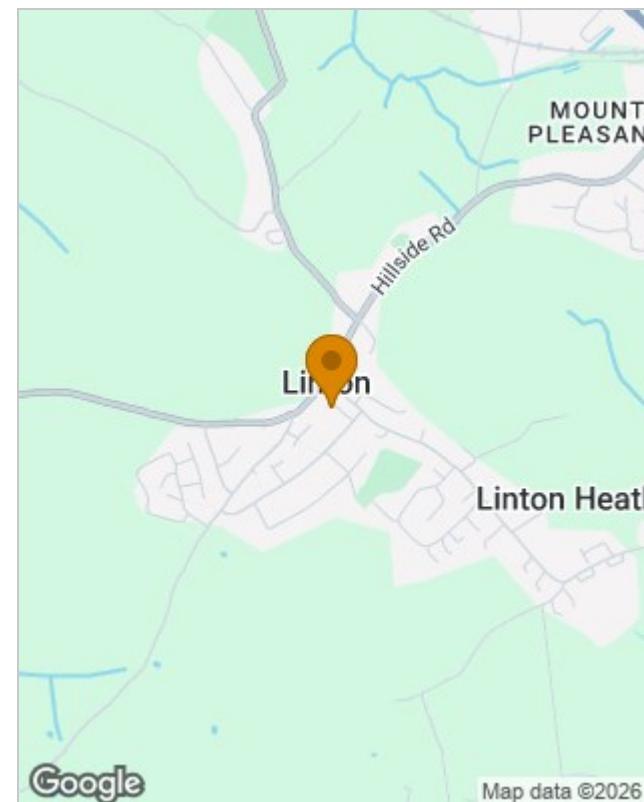
Directions



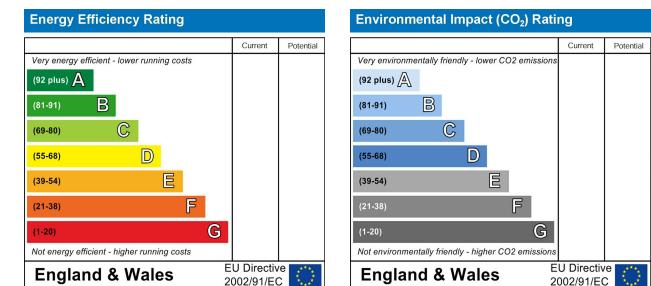
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our RE/MAX Elite Sales - Jonathan Pearson Office on [01223 322222](tel:01223 322222) if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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