ABODE
SALES & LETTINGS

Pear Tree Drive, Linton, DEI2 6PY

Auction Guide £150,000



https://www.abodemidlands.co.uk/







Being sold by Auction Auction 17 December 2026.

A classic three bedroom property in the popular area of Linton, benefitting from driveway, garage and plenty of scope to improve.

The property comprises of entrance hallway, bay fronted lounge, rear kitchen and dining room, upstairs are three well sized bedrooms and family bathroom. Externally is a front garden, driveway, detached garage and private rear garden.

Situated in the peaceful surroundings of Linton, Swadlincote. This home benefits from a friendly community atmosphere while still being close to local amenities. There are bus routes within walking distance and excellent road links.

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Auction Costs

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

• 5% deposit (subject to a minimum of £5,000)

• Buyer's Fee of 4.8% inc. VAT of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

Key Features

Three bedroom semi detached property
Driveway and garage



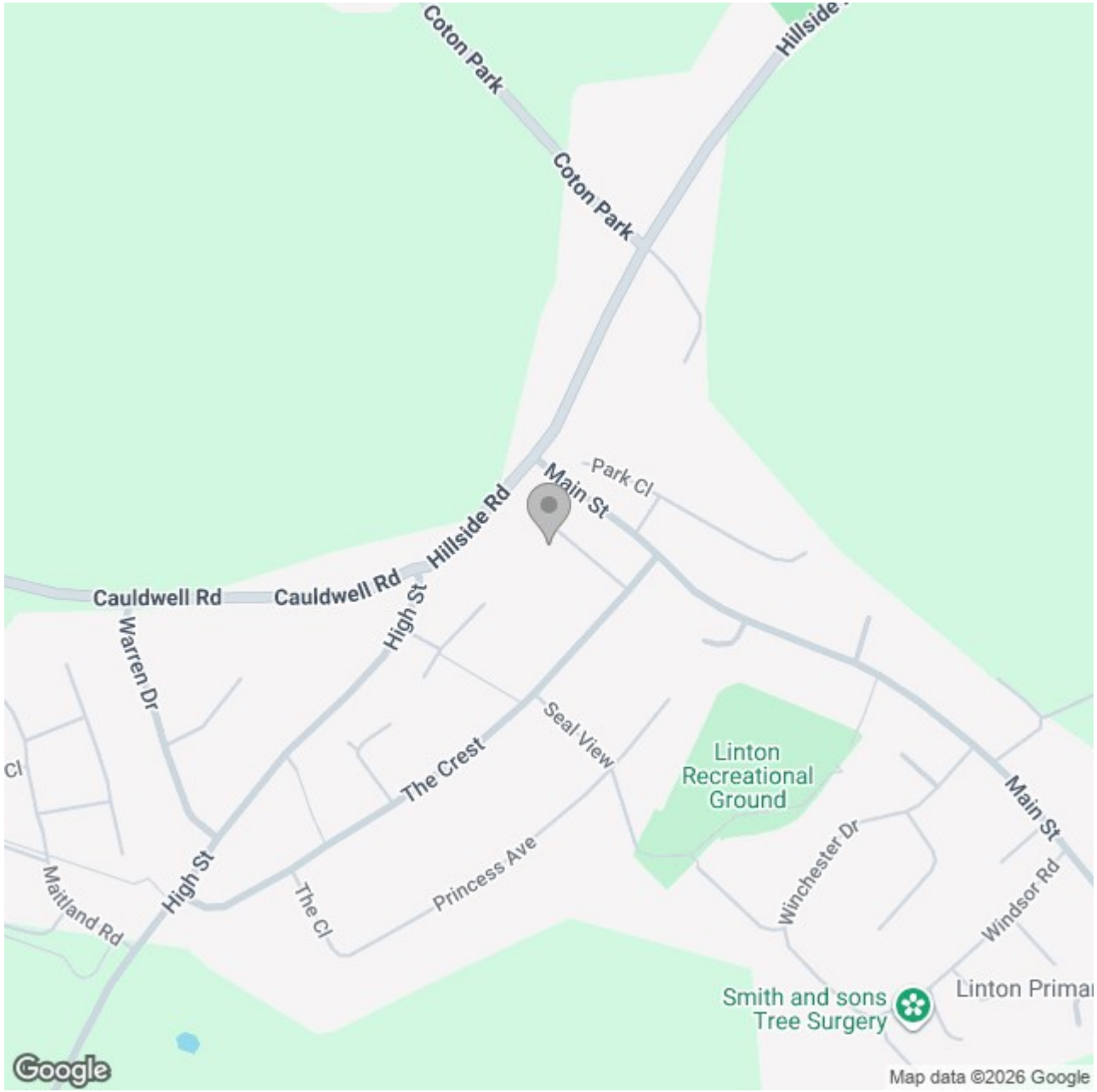
Bags of potential to improve and add value
Very popular area of Linton
Well connected by public transport and road links
Close to excellent amenities, schools and green walking space
Bay fronted lounge
EPC Rating: D











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.