



The Red House
Linby Lane | Linby | Nottinghamshire | NG15 8AF

- Exceptional Detached Family Home
- Situated in the Highly Desirable Linby Village
- Extensively Remodelled Throughout
- Approximately 3014 sq.ft of Accommodation In All
- Kitchen with Stunning Garden Room Reception Space
- 3 Further Reception Rooms
- Principal Suite with En-Suite & Dressing Room/ Bedroom 5
- 3 Further Double Bedrooms & 2 Bathrooms
- Attached Double Garage
- Beautifully Landscaped Gardens to Front & Rear





STEP INSIDE

The Red House

A beautifully presented detached family home situated in the accessible and highly-desirable north Nottinghamshire conservation village of Linby. The Red House comes to the market having undergone a significant course of remodelling both internally and externally by its current occupiers, the quality of finish found within is a true reflection of this homes stunning exterior aesthetics. Originally constructed in 1925 and having undergone a series of extensions over the years, the property now boasts approximately 3014sq.ft of accommodation arranged over 2 floors and a practical arrangement ideal for modern day living.

THE ACCOMMODATION

Upon entering the property you are immediately greeted by a spacious entrance hall which has been tastefully modernised whilst retaining classic period features – an early indicator of the quality and theme found within this home. Much of the principal ground floor accommodation leads off this hall which, in brief, comprises of; sitting room with feature media wall and gas fire, formal dining room with wood burning stove, spacious kitchen with garden room leading off providing lounging space overlooking the garden, snug/ play room, utility room and WC.

To the first floor, the principal suite offers a fabulous retreat with a generous bedroom, en-suite shower room and dressing room. Bedroom 2 also enjoys a spacious en-suite shower room with the two further double bedrooms making use of a beautifully finished family bathroom. The dressing room to the principal suite can easily be reverted back to its former use as bedroom 5, with its door onto the landing remining in situ.













STEP OUTSIDE

The Red House

GARDENS & GROUNDS

The Red House sits within a mature plot with beautiful gardens to the front and rear. To the front, a large driveway provides parking for numerous vehicles and gives access to the attached double garage with electric up-and-over door. There is a well-established front garden with lawned area and a selection of borders, specimen plants and trees. To the rear of the property the enclosed and delightful gardens are mainly laid to lawn with various seating areas benefitting from sunlight at different times throughout the day. This space has been recently landscaped and now benefits from a substantial paved terrace, summer house with water and electricity points for a jacuzzi tub if desired, circa 4500 litre fish tank with exposed side creating a fantastic feature and covered pergola ensuring you can enjoy this garden throughout the year.

LOCATION

Linby is a delightful and charming Nottinghamshire village which is strategically well located for commuters giving access to the regions commercial and retail centres. The property is particularly well located for easy access on to the M1 Motorway Junction 27 and swift access to the City of Nottingham and Mansfield town via the A60. The property is also located a short distance away from Hucknall tram stop and train station (approximately 3 miles) providing direct access into Nottingham City Centre and beyond.

DIRECTIONS

Having left the city of Nottingham via the A60 Mansfield Road continue to the Redhill roundabout taking the first exit in the direction of Mansfield. Carrying on through the first traffic light junction then take the next turning on the left onto the B6011 and through Papplewick in the direction of Linby. The Red House can be found on the right when approaching Linby village.

TENURE

Freehold.

SERVICES

Mains electricity, water, drainage and gas are understood to be connected.

ENERGY PERFORMANCE

A full copy of the Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment through Fine & Country Nottingham. Contact Pavlo Jurkiw on 01159 822824 for further information.



The Red House, Linby
Approximate Gross Internal Area
 Main House = 243 sq.m/2619 sq.ft
 Garage = 37 sq.m/395 sq.ft
 Total = 280 sq.m/3014 sq.ft

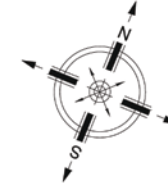
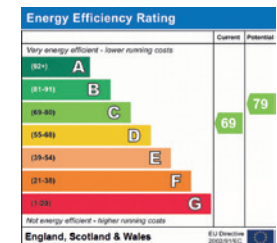


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Fine & Country Nottingham
The Old Barn, Brook Lane, Stanton on the Wolds, Nottinghamshire, NG12 5SE
0115 982 2824 | nottingham@fineandcountry.com

