

HoldenCopley

PREPARE TO BE MOVED

Lynton Gardens, Arnold, Nottinghamshire NG5 7HA

Guide Price £260,000

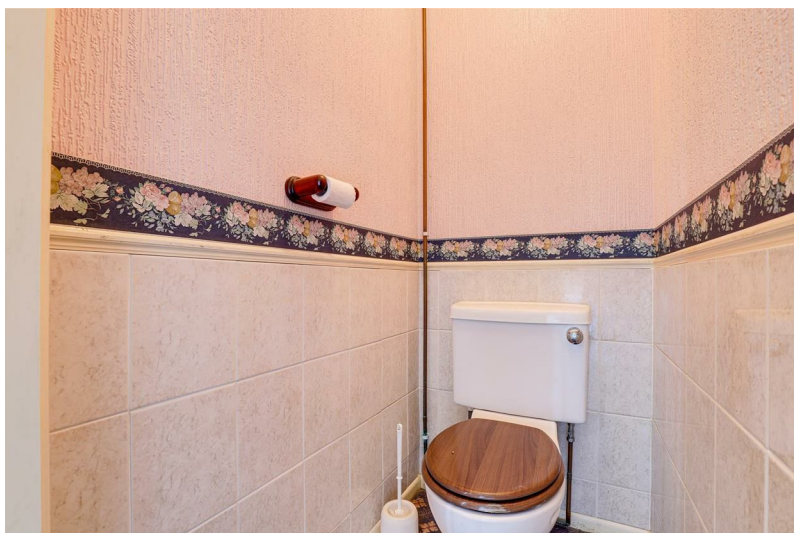
Lynton Gardens, Arnold, Nottinghamshire NG5 7HA



GUIDE PRICE £260,00 - £280,000

This well-presented three-bedroom detached house offers spacious accommodation and is full of potential, perfect for those looking to add their personal touch. Situated in a highly sought-after location, the property is within close proximity to a range of local amenities, including shops, excellent transport links, and great school catchments, making it ideal for families. The property welcomes you with an entrance hall, leading to a convenient W/C. The ground floor features two reception rooms, perfect for family gatherings or entertaining guests. The fitted kitchen includes a pantry for additional storage, adding to the practicality of the home. Upstairs, you will find three bedrooms, providing ample space for family members. The first floor is complete with a four-piece bathroom suite, offering both a bathtub and a separate shower. The loft is accessible from this floor, offering additional storage or the potential for conversion. Externally, the property boasts a block-paved driveway at the front, with an extended block-paved driveway to the rear, providing plenty of off-road parking. There is also a detached garage for additional storage or secure parking. The south-facing garden offers a private outdoor space with a well-maintained lawn and a patio area, perfect for relaxation or outdoor dining. This property offers an excellent opportunity for buyers seeking to update and enhance its value with its generous layout and prime location.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor W/C
- Four Piece Bathroom Suite
- Driveway & Detached Garage
- Private South Facing Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'11" x 7'11" (4.57m x 2.42m)

The entrance hall has carpeted flooring and stairs, a radiator, a UPVC double-glazed obscure window to the side elevation and a UPVC single door providing access into the accommodation.

W/C

4'1" x 2'10" (1.27m x 0.87m)

This space has a low level flush W/C, carpeted flooring, partially tiled walls and an extractor fan.

Living Room

14'2" x 10'10" (4.32m x 3.32m)

The living room has a UPVC double-glazed bay window to the rear elevation and a UPVC double-glazed obscure window to the side elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround and double French doors providing access into the dining room.

Dining Room

11'3" x 10'10" (3.45m x 3.32m)

The dining room has a UPVC double-glazed window to the front elevation and a UPVC double-glazed obscure window to the side elevation, carpeted flooring and a radiator.

Kitchen

16'8" x 7'11" (5.09m x 2.42m)

The kitchen has a range of fitted base and wall units with worktops, a gas hob with an extractor fan, an integrated oven, space and plumbing for a washing machine and tumble dryer, space for an under the counter fridge and freezer, wood-effect flooring, a radiator, partially tiled walls, coving, a UPVC double-glazed window to the rear elevation, access into the pantry and a UPVC single door providing access out to the garden.

FIRST FLOOR

Landing

3'6" x 6'7" (1.08m x 2.03m)

The landing has carpeted flooring, a UPVC double-glazed obscure window to the side elevation, access to the loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

10'5" x 14'9" (3.18m x 4.50m)

The main bedroom has a UPVC double-glazed bay window to the rear elevation, carpeted flooring, a radiator and fitted wardrobes, over the head cupboards and dressing table.

Bedroom Two

10'5" x 11'5" (3.20m x 3.48m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and fitted wardrobes, over the head cupboards and dressing table.

Bedroom Three

8'0" x 7'11" (2.46m x 2.42m)

The third bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator and fitted sliding door wardrobes.

Bathroom

8'9" x 7'11" (2.69m x 2.42m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath, a fitted shower enclosure with an electric shower, tile-effect flooring, a radiator, partially tiled walls, an extractor fan, coving and UPVC double-glazed obscure windows to the side and rear elevations.

OUTSIDE

Front

To the front of the property is a garden with a lawn, mature shrubs and a brick wall boundary and a block paved driveway with double iron gates providing access to the side and rear of the property.

Rear

To the rear of the property is a block paved driveway, a detached garage, a patio, a private south facing garden with a fence panelled boundary, a lawn, mature shrubs and a pebbled area.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000 Mbps & Highest upload speed at 220 Mbps

Phone Signal – All 4G, most 5G & 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

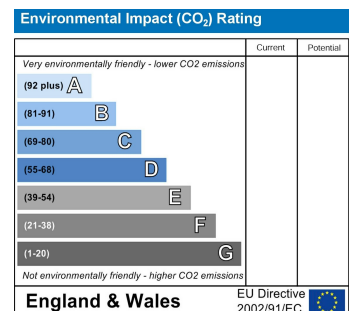
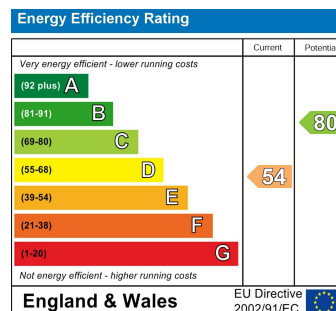
The vendor has advised the following:

Property Tenure is Freehold

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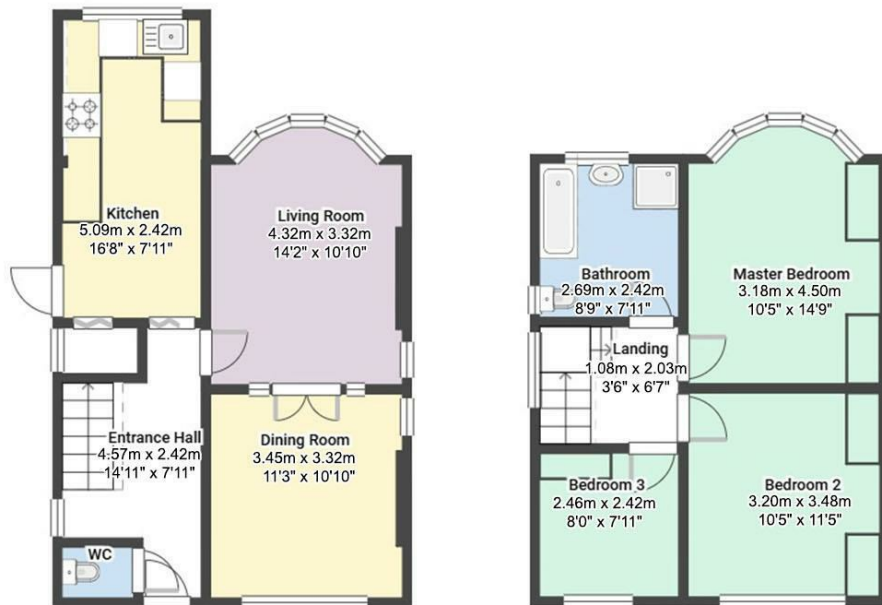
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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