# Holden Copley PREPARE TO BE MOVED

Lynemouth Court, Arnold, Nottinghamshire NG5 8TY

Guide Price £230,000 - £240,000





GUIDE PRICE: £230,000 - £240,000

# NO UPWARD CHAIN...

This beautifully presented two-bedroom semi-detached house is ready to move straight into, making it an ideal choice for first-time buyers looking to take their first step onto the property ladder. Nestled in a quiet cul-de-sac in the sought-after area of Arnold, the property enjoys a peaceful setting while being conveniently close to a range of local amenities, including shops, popular eateries, and excellent transport links into Nottingham City Centre. The ground floor offers a modern fitted kitchen, a spacious lounge diner perfect for relaxing or entertaining, and a convenient cloakroom/WC. Upstairs, there are two well-proportioned double bedrooms, both serviced by a three-piece bathroom suite. Outside, the property benefits from off-road parking for two vehicles to the front, and to the rear, a private enclosed garden with a lawn and patio area — ideal for enjoying outdoor dining or simply unwinding in the warmer months.

# MUST BE VIEWED









- Semi-Detached House
- Two Double Bedrooms
- Modern Fitted Kitchen
- Spacious Lounge / Diner
- Ground Floor WC
- Three-Piece Bathroom Suite
- Driveway For Two Cars
- Private Enclosed Garden
- Popular Location
- Must Be Viewed









# **GROUND FLOOR**

### Entrance Hall

 $9*10" \times 3*2" (3.00 \times 0.98)$ 

The entrance hall has tiled flooring, carpeted stairs, a radiator, and a single composite door providing access to the first floor accommodation.

### WC

 $5^{8}$ " ×  $3^{2}$ " (1.74 × 0.97)

This space has a low level dual flush WC, a pedestal wash basin, tiled flooring, tiled splashback, a radiator, and a UPVC double-glazed obscure window to the front elevation.

### Kitchen

 $10^{\circ}9'' \times 5^{\circ}2'' (3.28 \times 1.58)$ 

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor hood, space and plumbing for a washing machine, space for a fridge freezer, tiled flooring, tiled splashback, a wall-mounted boiler, and a UPVC double-glazed window to the front elevation.

# Lounge-Diner

 $15^{\circ}7'' \times 12^{\circ}4'' (4.76 \times 3.76)$ 

The lounge has wood-effect flooring, a TV point, space for a dining table, an in-built under stair cupboard, a radiator, and double French doors with integral blinds opening out to the rear garden.

# FIRST FLOOR

## Landing

 $6*10" \times 2*11" (2.09 \times 0.89)$ 

The landing has carpeted flooring, a radiator, and provides access to the first floor accommodation.

# Master Bedroom

 $12^{3}$ " ×  $8^{1}$ " (3.75 × 2.72)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

# **Bathroom**

 $6^{\circ}9'' \times 5^{\circ}5'' (2.08 \times 1.66)$ 

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a mains-fed shower, tiled flooring, partially tiled walls, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

# Bedroom Two

 $12^{\circ}3'' \times 8^{\circ}8'' (3.75 \times 2.65)$ 

The second bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, an in-built cupboard, and access to the loft.

# **OUTSIDE**

### Front

To the front of the property is a driveway for two cars and side gated access to the rear.

### Rear

To the rar of the property is a private enclosed garden with a patio area, a gravelled border, a lawn, a range of decorative plants and shrubs, a shed, and fence panelled boundaries.

# ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G / 5G coverage

Electricity - Mains Supply

Water - Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage - Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction - No

Other Material Issues – No

Any Legal Restrictions – No

# **DISCLAIMER**

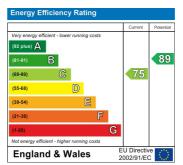
Council Tax Band Rating - Gedling Borough Council - Band B This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

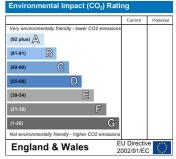
The vendor has advised the following: Property Tenure is Freehold

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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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