



£280,000

BASS CLOSE | LINBY | NOTTINGHAM | NG15 8JW

BuckleyBrown
ESTATE AGENTS

YOUR NEW FAMILY HOME!!...This three bedroom home is a true gem and we can't wait to show you around. Boasting a spacious and well-presented interior, this detached property has room for the whole family, with an open plan kitchen/diner, well kept garden and neutral fixtures and fittings throughout. You simply must view this one for yourself! Let's take a peek inside..

Starting with the kitchen which offers an extensive range of matching units and appliances, making it simple to show off your culinary skills. The kitchen is also complemented by patio doors to the side giving access to the garden. Not to forget the handy utility just off the kitchen. Just next door there's a fabulous lounge area to relax and put your feet up, fitted with an electric fire and dual aspect windows allowing a wealth of natural daylight to flow through. Additionally, the ground floor features a WC for added convenience.

The first floor hosts three excellent bedrooms, all of which have been kept to a high standard and offer plenty of versatility. Two of the bedrooms also have built in wardrobes along with the master bedroom benefitting from its very own en suite. Furthermore, the family bathroom can be found just off the landing and complete with a modern three piece suite.

The garden really is mainly laid to lawn with a patio seating area and fence surround offering a degree of privacy. Perfect for inviting the whole family around and enjoying the sunny months together with a BBQ. To the rear of the property you will find a private driveway and garage, allowing for off road parking.

Call our team today to arrange a viewing!





Entrance Hallway

With access to;

Lounge 16'8" x 9'6"

With a feature fireplace and dual aspect windows to the front and side elevation.

Kitchen/Dining Room 16'8" x 8'10"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances. With dual aspect windows and patio doors to the side elevation. There is also ample space for dining furniture and access to a handy utility.

Utility 6'6" x 5'6"

With fitted worktops and space and plumbing for a washing machine/tumble dryer.

WC

Fitted with a hand wash basin and low flush WC.

Landing

With a window to the rear elevation and further access to;

Bedroom One 12'9" x 9'10"

With carpeted flooring, central heating radiator, built in wardrobes and access to an en suite. With dual aspect windows to the front and side elevation.

En suite 7'2" x 5'6"

Fitted with a hand wash basin, low flush WC, shower and a window to the front elevation.

Bedroom Two 12'9" x 8'10"

With carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

Bedroom Three 8'10" x 6'6"

With carpeted flooring, central heating



radiator and a window to the side elevation.

Bathroom 7'2" x 5'2"

Three piece suite comprising of a hand wash basin, low flush WC, bath and a window to the side elevation.

Outbuilding

Consists of the garage and a versatile room to the back which currently lends itself as a study. (2.70 x 1.90)

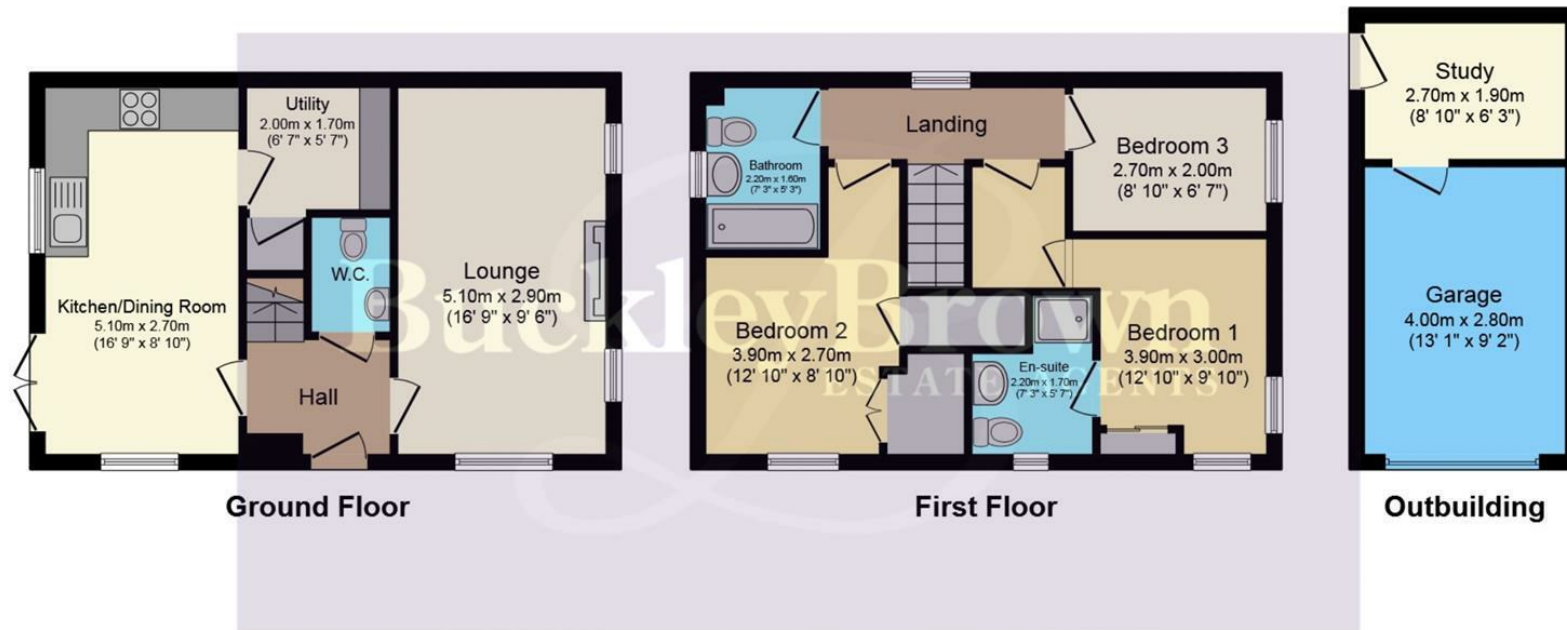
Garage 13'1" x 9'2"

Accessible from the front elevation.

Outside

Low maintenance frontage with a garage and private driveway to the rear. To the side there is a well established garden which is mainly laid to lawn with a patio seating area and fence surround.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus) A			
(81-91) B		83	
(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	

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