



Askew Road
Linby NOTTINGHAM





Property Description

This modern end town house is just a few years old and still covered by the NHBC builders guarantee.

Being the perfect starter home and ready to move straight into the home comprises of entrance hallway, cloaks/WC, lounge and kitchen diner with integrated appliances and French doors leading out to the rear garden. On the first floor there are three bedrooms, the master having an en-suite shower room plus a family bathroom. The property also has an enclosed rear garden with patio area with outside electric point and off road parking for two vehicles to the front.

Viewing is essential to fully appreciate the home on offer.

Entrance Hallway

Entered into via composite front door with tiled flooring and access into the lounge and W.C.

Cloakroom/ W.C

Having low level W.C, pedestal wash hand basin, central heating radiator, tiled flooring and extractor fan.

Lounge

13' 11" x 11' 11" Max (4.24m x 3.63m Max)
Having UPVC double glazed window to the front elevation, TV point, central heating radiator, laminate flooring and door through to the kitchen/ diner.

Inner Lobby

Having stairs leading to the first floor, laminate flooring and central heating radiator.

Kitchen/ Diner

10' 10" x 14' 11" (3.30m x 4.55m)
Fitted with a range of wall, base and drawer units with complimentary work surfaces over, inset stainless steel sink and drainer, tiled splashbacks, integrated electric oven with gas hob and stainless steel chimney style extractor hood over, integrated dishwasher, integrated washer/ dryer, integrated fridge freezer, built-in understairs storage cupboard, wall mounted central heating boiler, central heating radiator, laminate flooring, UPVC double glazed window to the rear elevation and double glazed French doors leading out to the garden area.

First Floor Landing

Having loft hatch with pull down ladder and part boarded, access to the bedrooms.

Bedroom One

10' 11" x 9' 7" Plus recess (3.33m x 2.92m Plus recess)
Having UPVC double glazed window to the rear elevation, central heating radiator, TV point and door to the en suite.

En Suite

Having low level W.C, pedestal wash hand basin, shower cubicle with mains fed shower, tiled splashbacks, tiled flooring and UPVC obscured window to the rear.

Bedroom Two

10' 2" x 7' 4" (3.10m x 2.24m)
Having UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Three

7' 3" x 6' 6" (2.21m x 1.98m)

Having UPVC double glazed window to the front elevation and central heating radiator.

Bathroom

Fitted with a three piece suite comprising of panelled bath and electric shower over, low level W.C and pedestal wash hand basin, tiled splashbacks, central heating radiator and extractor.

Outside

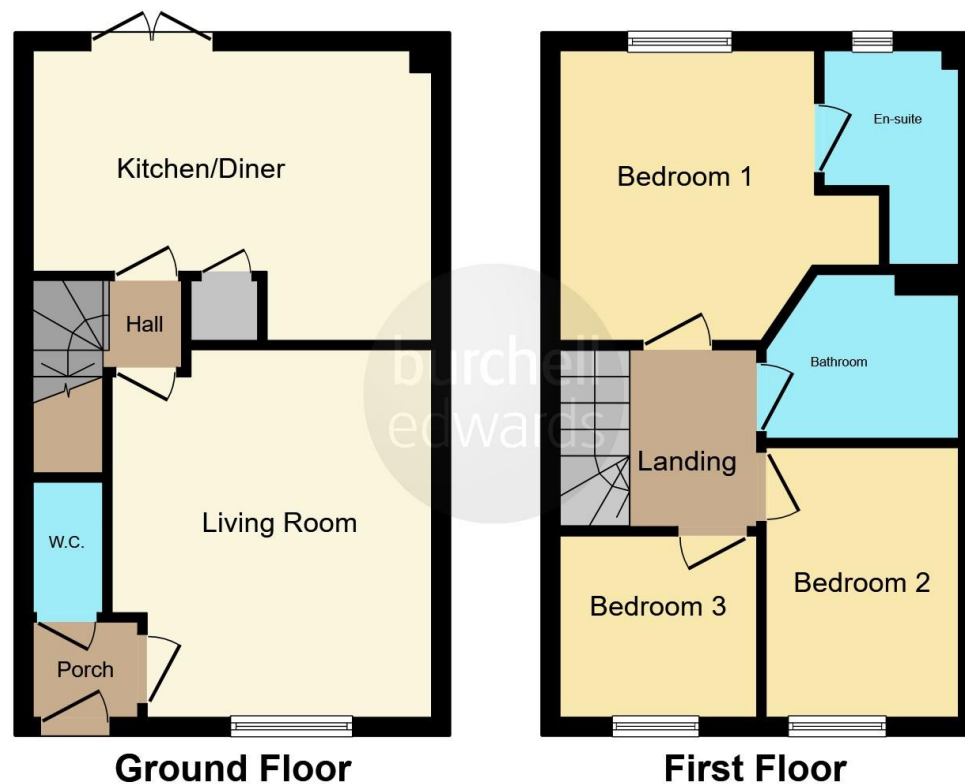
To the front of the property is off road parking with paved path and a further shared path to the side giving access to the rear.

The enclosed rear garden has a paved patio area, astro turf lawn section, side gate leading to the front, garden shed, outside tap, fenced boundaries and outside electric point.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

Tenure: Freehold

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