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Sales & Lettings

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**NO
CHAIN**

**8 MAIN STREET
LINBY
NOTTINGHAMSHIRE
NG15 8AE**



OFFERS OVER £490,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ.

TENURE

Freehold

- Large Detached Cottage
- Three Bedrooms
- Spacious Kitchen
- Two Reception Rooms
- Large Garden
- Large Driveway
- Close To Local Amenities

8 MAIN STREET, LINBY, NOTTINGHAMSHIRE

This impressive, three bedroom, detached, eye catching cottage stands proudly on the main street through the idyllic town of Linby, a much sought after area of Nottinghamshire.

The property offers a characterful living room, dining room and kitchen to the ground floor, whilst the first floor has three good sized bedrooms and the family bathroom.

Entrance door into:

HALLWAY

With stairs to the first floor landing, access to the ground floor rooms and ceiling light point.

LOUNGE

14” x 14” A spacious family room with windows to the front and side, bare brick feature fireplace, ceiling beams, radiator, power and wall light points.



8 MAIN STREET, LINBY, NOTTINGHAMSHIRE

KITCHEN

13" x 10'4" Fitted with a range of wall and base units in a wood finish with coordinating work surfaces, part wall tiling, space and plumbing for a fridge/freezer, space and plumbing for a washing machine, space and fittings for an oven, double sink with single drainer and mixer tap, window to the side of the property, windows to the side and rear, ceiling beams, radiator, power and ceiling light points.



DINING ROOM

10'10" x 9'7" With window to the front, ceiling beams, radiator, power and wall light points.



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GROUND FLOOR BATHROOM

9'10" x 4'11" Ground floor bathroom with opaque window to the rear, purple bath, purple wash hand basin built into vanity, part tiled walls, ceiling beams, radiator and wall light point.



GROUND FLOOR W.C.

5'7" x 2'9" Separate to the bathroom, opaque window to the rear, purple W.C., ceiling beams, radiator and wall light point.



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LANDING

With access to all the bedrooms and ceiling light points.

BEDROOM ONE

18'7" x 10'2" With windows rear, ceiling beams, fitted wardrobes, wash hand basin built into vanity, radiator, power and wall light points.



BEDROOM TWO

14'1" x 13'7" With windows to the front and side, ceiling beams, fitted wardrobes, radiator, power and wall light points.



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BEDROOM THREE

14” x 11’4” With windows to the front and side, ceiling beams, fitted wardrobes, radiator, power and ceiling light points.



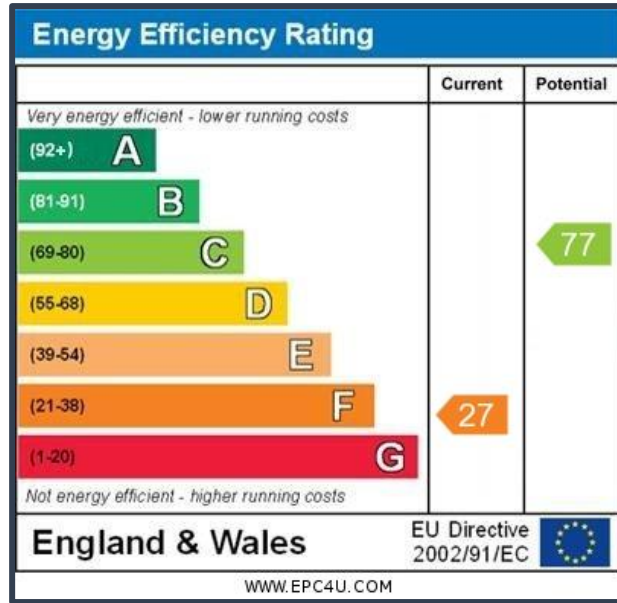
OUTSIDE

To the rear of the property there is an easy to maintain garden which is fully block paved with a summer house on some raised decking. To the side of the property there is a large driveway leading to a spacious out building, a pond and various foliage.



8 MAIN STREET, LINBY, NOTTINGHAMSHIRE

EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Gedling Borough Council

Council Tax Band – D

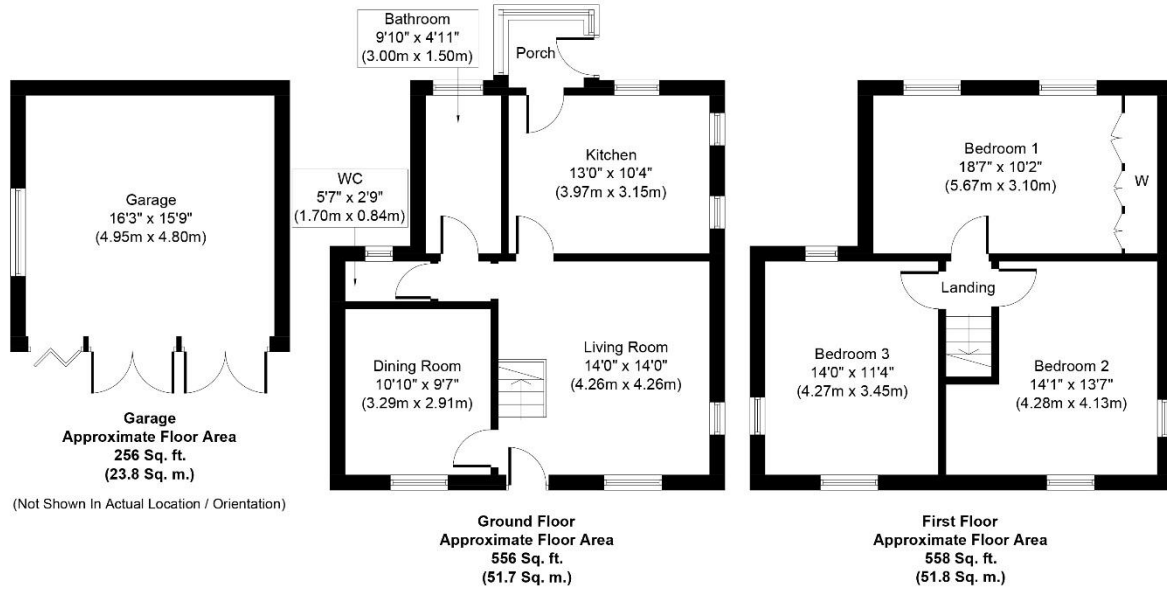
Primary School – Leen Mills Primary School

Secondary School – The National School

Stamp Duty on Asking Price: £12,500 (Additional costs may apply if being purchased as a second property)

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FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.