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LYNWOODS, LINBY LANE

LINBY

NOTTINGHAMSHIRE

NG15 8AF



£900,000

VIEWING

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

TENURE

Freehold

- Large Traditional Detached Property
- Five Bedrooms
- Large Handmade Bespoke Dining Kitchen
- Multiple Reception Rooms
- Substantial Gardens
- Large Driveway
- Wonderful Village Location
- Burglar Alarm
- Viewing Highly Recommended

LYNWOODS, LINBY LANE, LINBY, NOTTINGHAMSHIRE

Need2View are delighted to bring to market this stunning, five bedroom, traditional family home, located on a substantial plot in the beautiful and highly sought after village of Linby in Nottinghamshire.

The property offers a spacious living room, a handmade bespoke dining kitchen with an orangery, a utility room, a dining room, a home office, a second sitting room/bedroom, a W.C., a double bedroom with an ensuite and the family bathroom to the ground floor, whilst the first floor has a further three bedrooms (two with ensuites). To the rear of the property there is a substantial garden laid to lawn with patio areas and two outbuildings. To the front of the property there is a large driveway with ample parking for multiple vehicles. Properties very rarely come up for sale in this beautiful village so booking a viewing in as soon as possible comes up highly recommended!

Entrance door into:

HALLWAY

With stairs to the first floor landing, access to the ground floor rooms, radiator, power and ceiling light points.



LOUNGE

29'9" x 17'2" A spacious family room with UPVC double glazed windows to the front with oak window seats into bay, feature fireplace with log burner, two ceiling roses, deep coving, radiators, power and chandelier ceiling light points.



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KITCHEN/DINER

35'11" x 21'3" A stunning, handmade, bespoke kitchen fitted with a range of wall and base units in a cream and wood finish with coordinating work surfaces, part wall tiling, integrated floor to ceiling separate fridge and freezer, integrated dishwasher, double ceramic sink with mixer tap, boiling/filtered tap, range master cooker, kitchen island with storage cupboards, wine rack, beer fridge and sink with mixer tap, charging point, access to the utility room, UPVC double glazed windows to the rear, UPVC double glazed patio doors to the rear, orangery over the dining area, radiator, power points with USB chargers and ceiling light points.



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UTILITY ROOM

15'4" x 6'5" Fitted with a range of wall and base units in a cream finish with coordinating work surfaces, space and plumbing for a washing machine, space and plumbing for a dryer, Worcester Bosh boiler, access to the W.C., UPVC double glazed opaque window, radiator, power and ceiling light points.



GROUND FLOOR W.C.

6'5" x 5'11" With wash hand basin built into vanity unit, W.C., part tiled walls, UPVC double glazed opaque window, chrome towel radiator and ceiling light point.



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DINING ROOM

13'11" x 11'10" With UPVC double glazed window to the front, feature fireplace, radiator, power and ceiling light points.



SITTING ROOM/BEDROOM

11'10" x 11'8" With UPVC double glazed window, radiator, power and ceiling light points.



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HOME OFFICE

11'10" x 10'10" With UPVC double glazed window to the side, radiator, power and ceiling light points.



GROUND FLOOR BEDROOM

15'11" x 10'11" With UPVC double glazed windows to the side and rear, fitted wardrobes, radiator, power and ceiling light points.



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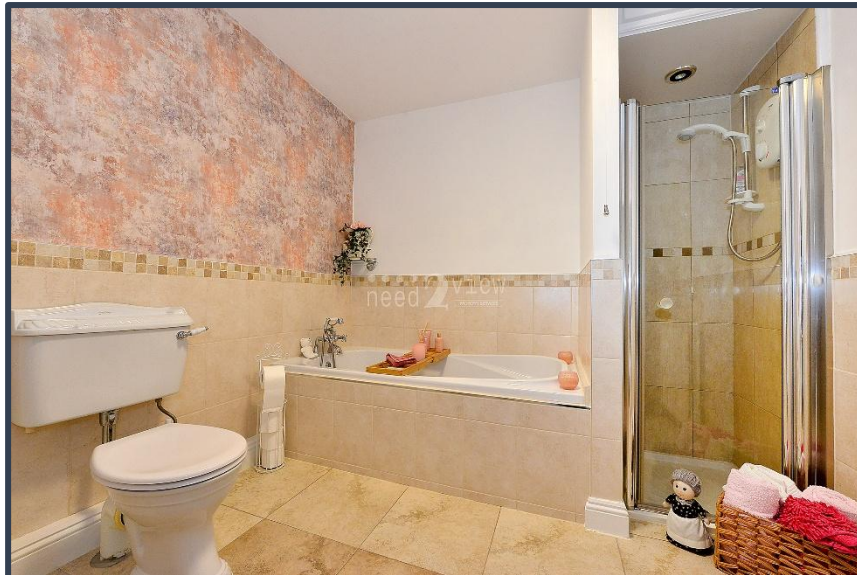
ENSUITE

8'11" x 5'2" White suite comprising of a wash hand basin W.C., shower cubicle, part tiled walls, UPVC double glazed windows, chrome towel radiator and ceiling light point.



BATHROOM

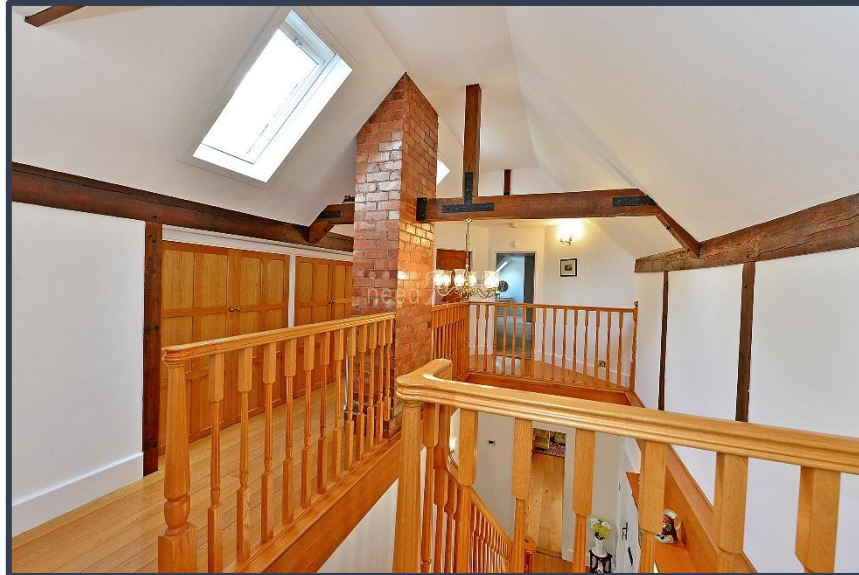
9'4" x 8'9" White suite comprising of a wash hand basin, W.C., bath and separate shower cubicle, part tiled walls, radiator and ceiling light points.



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FIRST FLOOR LANDING

With access to all the bedrooms and the family bathroom, storage cupboards, Velux roof windows, radiator, power and ceiling light points.



BEDROOM ONE

28'6" x 23'5" With UPVC double glazed window to the rear, Velux roof windows, fitted wardrobes, access to an ensuite, access to a dressing room, radiator, power and ceiling light points.



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EN SUITE

17'4" x 11'7" White suite comprising of a wash hand basin, W.C. free standing bath and a shower cubicle, fully tiled walls. UPVC double glazed windows, radiator and ceiling light points.



BEDROOM TWO

28'4" x 12'6" With Velux roof windows, radiator, power and ceiling light points.



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ENSUITE

6'11" x 5'7" White suite comprising of a wash hand basin, W.C. and a shower cubicle, part tiled walls. UPVC double glazed window, radiator and ceiling light point.



BEDROOM THREE

15'9" x 8'5" With UPVC double glazed window, Velux roof window, radiator, power and ceiling light points.



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OUTSIDE

To the rear of the property there is a large garden laid to lawn with patio areas and two outbuildings, all enclosed with fencing and to the front there is a large driveway with ample parking for multiple vehicles.

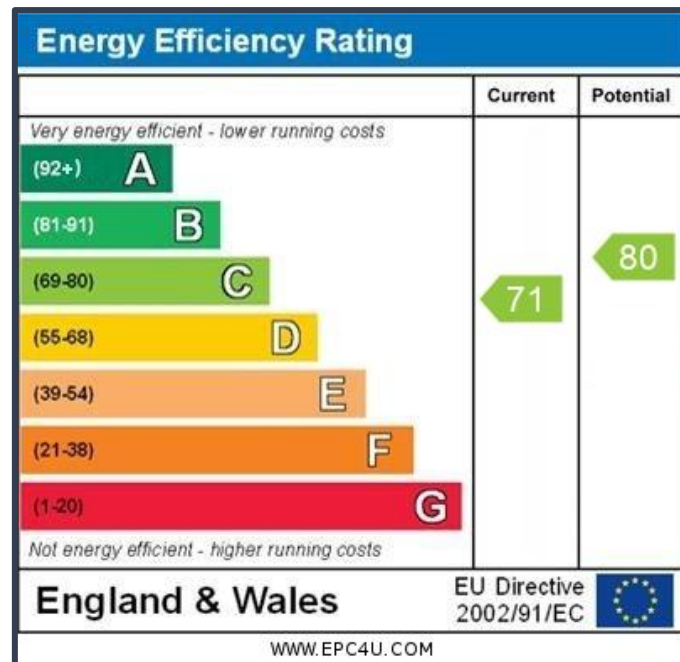


GARAGE

To the rear of the property there is a large garage/workshop with a W.C., electric doors, power and lighting. There is also potential to obtain planning permission to turn this into an annex.

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EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Gedling Borough Council

Council Tax Band – G

Primary School – Leen Mill Primary School

Secondary School – The National School

Stamp Duty on Asking Price: £35,000 (Additional costs may apply if being purchased as a second property)

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FLOOR PLAN

GROUND FLOOR
3140 sq.ft. (291.7 sq.m.) approx.

1ST FLOOR
1471 sq.ft. (136.7 sq.m.) approx.



TOTAL FLOOR AREA : 4612 sq.ft. (428.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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.