

HoldenCopley

PREPARE TO BE MOVED

Fountayne Close, Linby, Nottinghamshire NG15 8JQ

Guide Price £375,000 - £400,000

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PREPARE TO BE IMPRESSED...

Nestled within a quiet cul-de-sac, this four-bedroom detached house presents the perfect opportunity for discerning buyers seeking a harmonious blend of luxury and practicality. Meticulously maintained and tastefully decorated, this residence beckons with its timeless charm and impeccable presentation, offering an inviting haven for any growing family eager to settle in seamlessly. Step through the welcoming entrance hall, where the journey begins, unveiling a convenient W/C and a gracefully appointed living room. The heart of the home awaits in the modern fitted kitchen diner, featuring a range of integrated appliances, while a utility room ensures effortless household management. Ascend to the first floor, where a galleried landing leads to four generously sized bedrooms, serviced by a bathroom and an en-suite for the master bedroom. Outside, the property boasts a driveway providing access to the integral garage, while the rear unveils a captivating south-facing garden, a true oasis of relaxation and entertainment. Here, a charming patio adorned with a aluminium pergola invites al fresco dining, while a lush lawn, bordered by established plants, offers ample space for outdoor recreation. A delightful summer house adds the finishing touch, providing a serene retreat amidst the beauty of nature. With its close proximity to local amenities, easy commuting links, esteemed schools, and the scenic countryside, this impeccably presented home epitomizes refined living at its finest, promising a lifestyle of unparalleled comfort and convenience for its fortunate occupants.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Good-Sized Living Room
- Modern Fitted Kitchen Diner
- Utility & W/C
- Integral Garage
- Bathroom & En-Suite
- South-Facing Garden With Summer House
- Off-Road Parking
- Popular Location





GROUND FLOOR

Entrance Hall

15'2" x 6'7" (4.64 x 2.02)

The entrance hall has laminate flooring, carpeted stairs with decorative spindles, a radiator, a wall-mounted security alarm panel, and a single door providing access into the accommodation.

W/C

6'4" x 2'11" (1.94 x 0.91)

This space has a low level dual flush W/C, a pedestal wash basin, a chrome heated towel rail, laminate flooring, tiled splashback, an extractor fan, and recessed spotlights.

Living Room

15'2" x 11'6" (4.63 x 3.53)

The living room has a UPVC double-glazed window with bespoke fitted shutters to the front elevation, laminate flooring, a radiator, a TV point, and a wall-mounted thermostat.

Kitchen Diner

18'6" x 10'5" (5.66 x 3.18)

The kitchen has a range of fitted gloss base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated dishwasher, an integrated oven with an electric hob, extractor fan and stainless steel splashback, an integrated fridge freezer, laminate flooring, space for a dining table, two radiators, recessed spotlights, plinth and under-cabinet lighting, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the rear garden.

Utility Room

10'3" x 5'10" (3.13 x 1.80)

The utility room has fitted gloss base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated washing machine, tiled splashback, laminate flooring, a radiator, recessed spotlights, and a single composite door providing access to the garden.

FIRST FLOOR

Landing

16'1" x 9'2" (4.92 x 2.80)

The galleried landing has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, two in-built cupboards, access to the loft, and provides access to the first floor accommodation.

Master

14'10" x 11'10" (4.53 x 3.61)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, recessed spotlights, fitted wall-to-wall sliding mirrored door wardrobes, a radiator, and access into the en-suite.

En-Suite

9'8" x 5'8" (2.95 x 1.75)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a chrome heated towel rail, tiled flooring, fully tiled walls, an electrical shaving point, recessed spotlights, an extractor fan, and a UPVC double-glazed window with a bespoke fitted shutter to the rear elevation.

Bedroom Two

11'4" x 9'9" (3.46 x 2.99)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and a fitted mirrored sliding door wardrobe.

Bedroom Three

10'9" x 9'9" (3.28 x 2.99)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and a fitted mirrored sliding door wardrobe.

Bedroom Four

11'10" x 8'11" (3.61 x 2.74)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and a fitted sliding door wardrobe.

Bathroom

7'10" x 5'11" (2.40 x 1.81)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and a shower screen, a chrome heated towel rail, tiled flooring, fully tiled walls, recessed spotlights, an extractor fan, and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway with access into the garage, courtesy lighting, a lawn, a hedged border, and side access to the rear.

Garage

20'2" x 10'4" (6.16 x 3.15)

The garage has lighting, and an up and over door opening out onto the front driveway.

Rear

To the rear of the property is a private enclosed south-facing garden with a patio area, a aluminium pergola, a lawn, various established plants and shrubs, a shed, an outdoor tap, decorative water feature, gravelled borders, courtesy lighting, external power sockets, access into the summer house, and fence panelled boundaries.

Summer House

The summer house has wood-effect flooring, wood-panelled walls, two single-glazed windows, and double doors opening out to the garden.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Mostly 3G / 4G / 5G available

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+

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band E

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:

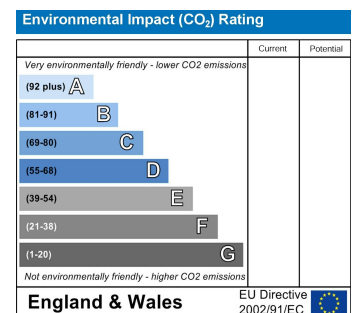
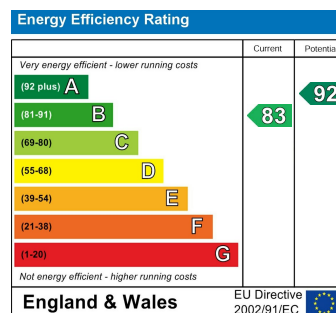
Property Tenure is Freehold

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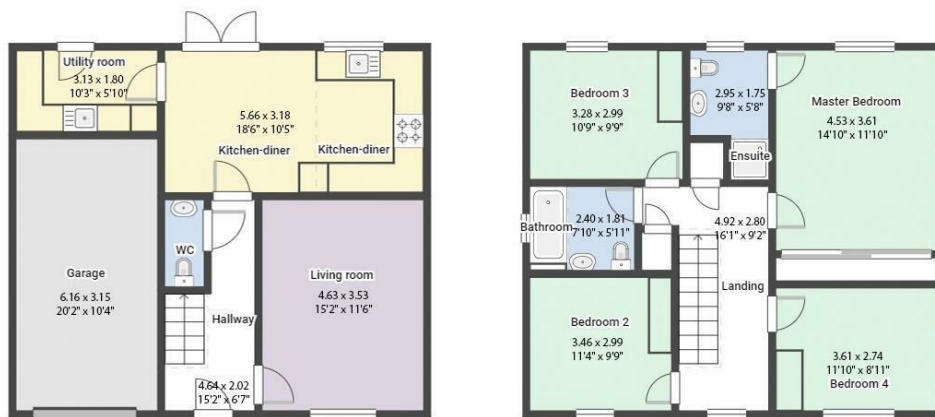
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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