

# HoldenCopley

PREPARE TO BE MOVED

Cranswick Close, Linby, Nottinghamshire NG15 8JX

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**Guide Price £220,000**

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GUIDE PRICE: £220,000 - £240,000

NO UPWARD CHAIN...

Nestled in the charming village of Linby, this well-presented semi-detached house is an ideal home for a growing family. Located just a short drive from Hucknall Town Centre, the property offers convenient access to a variety of local amenities and is near the scenic Papplewick Playing Fields. This house welcomes you with an inviting entrance hall, complete with a ground floor W/C. The spacious living room provides a comfortable space for relaxation, while the fitted modern kitchen features double French doors that open onto the rear garden, perfect for indoor-outdoor living. Upstairs, the master bedroom boasts an en-suite, complemented by two additional bedrooms and a stylish three-piece bathroom suite. The exterior of the property is equally impressive, with a driveway and gravelled borders at the front, alongside gated access to the rear. The enclosed rear garden, features courtesy lighting, a lawn, planted borders, a patio area ideal for outdoor dining, a handy shed, and a fence panelled boundary ensuring privacy.

MUST BE VIEWED





- Semi Detached House
- Three Bedroom
- Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Off Street Parking
- Village Location
- Well-Presented Throughout
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has tiled flooring, and a composite door providing access into the accommodation.

### W/C

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, a radiator, and tiled flooring.

### Living Room

13'6" x 10'11" (4.14m x 3.35m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, and wood-effect flooring.

### Hall

The hallway has wood-effect flooring, carpeted stairs, and a radiator.

### Kitchen

14'6" max x 10'4" max (4.42m max x 3.17m max)

The kitchen has a range of modern fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, gas ring hob with a stainless steel splashback and extractor fan, an integrated fridge freezer, space and plumbing for a washing machine, space for a dining table, an in-built cupboard, a radiator, tiled flooring, a UPVC double glazed window to the rear elevation, and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, access into the boarded loft, and access to the first floor accommodation.

### Bedroom One

10'7" x 9'9" (3.24m x 2.99m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, in-built cupboards, carpeted flooring, and access into the en-suite.

### En-Suite

7'9" x 4'8" (2.38m x 1.43m)

The en-suite has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, an extractor fan, partially tiled walls, and tiled flooring.

### Bedroom Two

9'10" x 6'11" (3.00m x 2.13m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

### Bedroom Three

6'11" x 6'5" (2.11m x 1.96m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

### Bathroom

6'11" x 5'9" (2.13m x 1.76m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, an extractor fan, a chrome heated towel rail, partially tiled walls, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a driveway, gravelled borders, and gated access to the rear of the property.

### Rear

To the rear of the property is an enclosed rear garden with courtesy lighting, a lawn, planted borders, a patio area, a shed, fence panelled boundary, and gated access.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps

Phone Signal – Some coverage of 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

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.

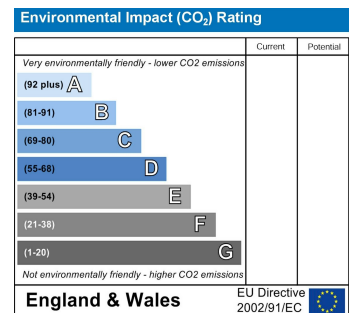
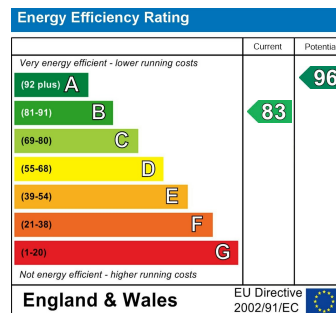
The vendor has advised the following:

Property Tenure is Freehold

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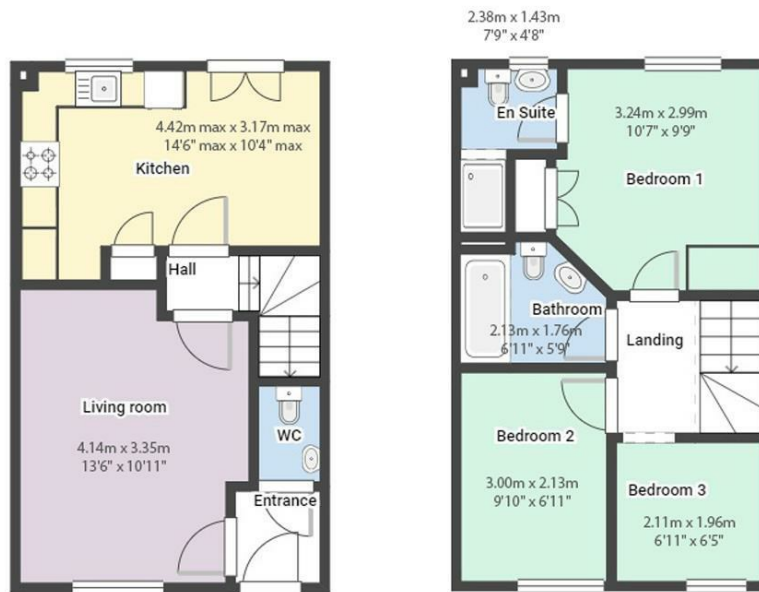
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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