

HoldenCopley

PREPARE TO BE MOVED

Askew Road, Linby, Nottinghamshire NG15 8JU

Asking Price £325,000 - £335,000

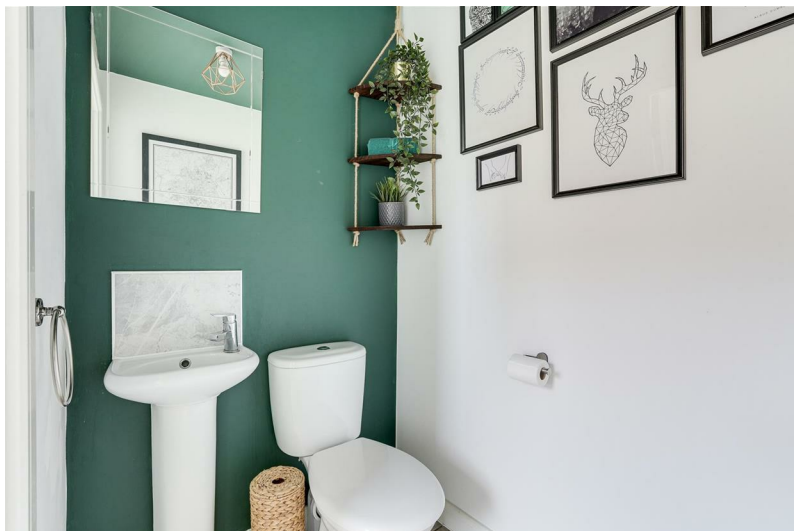
Askew Road, Linby, Nottinghamshire NG15 8JU

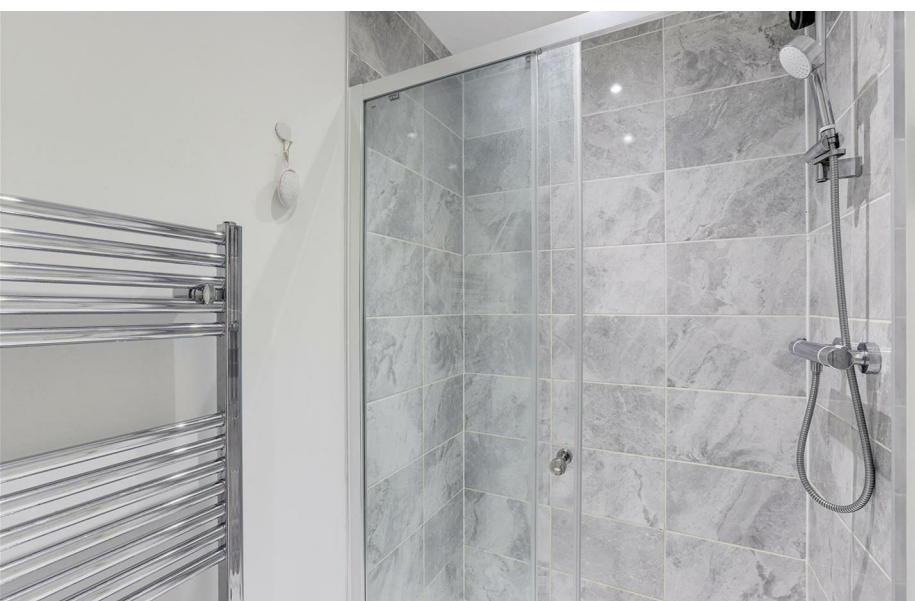


WELL-PRESENTED THROUGHOUT...

Welcome to this stunning four-bedroom detached house, a spacious family home that is well-presented throughout and situated in a sought-after location. This property is within walking distance of prime bus links, local tram stops, and supermarkets, and is in close proximity to esteemed schools, and the M1 motorway. Upon entering, you are greeted by an inviting entrance hall that leads to the spacious reception room, perfect for relaxation and family gatherings. The heart of the home is the modern kitchen diner, filled with natural light from the large double French doors that open out to the rear garden, creating a bright and airy atmosphere. Completing the ground floor is a utility area and a convenient W/C. The upper level features three generous double bedrooms and a comfortable single bedroom. The master bedroom boasts fitted wardrobes and an en-suite bathroom, providing a private retreat. The stylish family bathroom serves the rest of the residents, offering modern fixtures and fittings. Outside, the front of the property includes a driveway providing off-road parking for multiple cars and access to the garage, which offers additional parking or ample storage space. The front garden area is beautifully maintained with a lawn and a variety of shrubs, enhancing the property's curb appeal. The rear of the house features an enclosed garden with a patio seating area adjacent to a decked seating area, a well-kept lawn, and bedding areas filled with a range of plants and shrubs. This outdoor space is perfect for entertaining, relaxing, and enjoying the outdoors.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Reception Room
- Modern Kitchen Diner
- Utility Room & Ground Floor W/C
- Family Bathroom & En-Suite
- Driveway & Garage
- Well-Presented Throughout
- Sough-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'10" x 4'5" (max) (1.80m x 1.37m (max))

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

Living Room

16'3" x 11'3" (max) (4.97m x 3.45m (max))

The living room has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Kitchen/Diner

17'8" x 8'9" (5.41m x 2.67m)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a mixer tap, an integrated oven, gas hob, an extractor fan & dishwasher, open access to the utility room, recessed spotlights, a radiator, tiled flooring, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

Utility

5'6" x 4'6" (1.69m x 1.39m)

The utility room has fitted base units with a worktop, a wall-mounted boiler, an extractor fan, a radiator, tiled flooring and a single composite door providing access to the rear garden.

W/C

5'6" x 3'10" (1.70m x 1.18m)

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, an extractor fan and tiled flooring.

FIRST FLOOR

Landing

12'0" x 10'1" (max) (3.66m x 3.09m (max))

The landing has carpeted flooring, a radiator, an in-built storage cupboard that houses the water tank, access to the first floor accommodation and access to the loft.

Master Bedroom

14'7" x 4'8" (max) (4.46m x 1.43m (max))

The main bedroom has carpeted flooring, a radiator, in-built fitted sliding door wardrobes, access to the en-suite and a UPVC double-glazed window to the front elevation.

En-Suite

8'0" x 3'10" (2.45m x 1.19m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, a heated towel rail, partially tiled walls, an extractor fan, recessed spotlights and tiled flooring.

Bedroom Two

12'10" x 8'8" (max) (3.93m x 2.65m (max))

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

Bedroom Three

10'11" x 8'1" (max) (3.35m x 2.47m (max))

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

Bedroom Four

9'2" x 8'7" (max) (2.80m x 2.62m (max))

The fourth bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

Bathroom

7'2" x 6'4" (max) (2.19m x 1.94m (max))

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath a shower fixture, a radiator, recessed spotlights, an extractor fan, partially tiled walls, tiled flooring and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, access to the garage, gated access to the rear garden, courtesy lighting and a garden area with a lawn and shrubs.

Garage

16'0" x 8'4" (4.89m x 2.56m)

The garage has courtesy lighting, power supply, ample storage space and an up-and-over door.

Rear

To the rear of the property is a, enclosed garden with a paved patio area, a decked seating area, a lawn, bedding areas with a range of plants and shrubs and fence panelling boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Some coverage of Voice, 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 D

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.

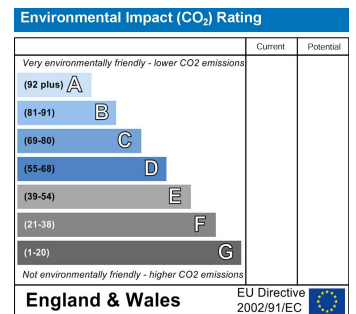
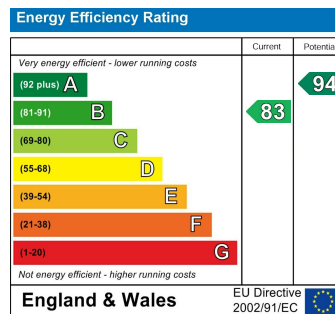
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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.
© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk