

HoldenCopley

PREPARE TO BE MOVED

Linnet Drive, Rainworth, Nottinghamshire NG21 0WL

£300,000

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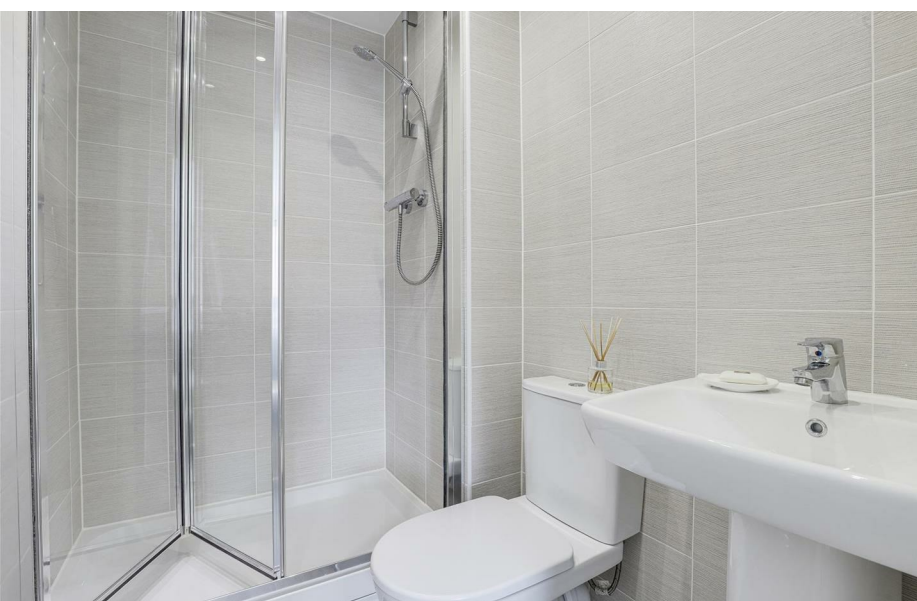
BEAUTIFULLY-PRESENTED THROUGHOUT...

Welcome to this beautifully presented four-bedroom detached house, offering an ideal home for a growing family. Situated in a serene rural location, this property combines the charm of countryside living with the convenience of easy access to local amenities and commuting links. The property stands on a corner plot with a private drive of just 5 houses overlooking the green open space.

As you enter through the welcoming hallway, you are greeted by a spacious living room, perfect for relaxing and entertaining. The heart of the home is the modern fitted kitchen diner, designed for both functionality and style. Adjacent to the kitchen is a practical utility room and a convenient W/C, catering to all your day-to-day needs. Upstairs, the first floor features four generously sized bedrooms, providing ample space for the whole family. The master bedroom benefits from an en-suite bathroom, while the remaining bedrooms share a well-appointed family bathroom. Outside, the property boasts meticulously maintained landscaped gardens, offering a peaceful retreat for outdoor activities and family gatherings. The driveway provides ample parking space, complemented by a garage for additional storage or parking. This property is a true gem, offering a blend of modern living in a picturesque rural setting. Don't miss the opportunity to make this stunning house your new home. Contact us today to arrange a viewing!

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Utility & W/C
- Two Bathroom Suites
- Well-Maintained Landscaped Garden
- Driveway & Garage
- Quiet Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has solid oak flooring, carpeted stairs, an in-built cupboard, and a single composite door providing access into the accommodation.

Living Room

19'9" x 11'3" (6.03m x 3.44m)

The living room has a UPVC double-glazed window with a bespoke fitted shutter to the front elevation, solid oak flooring, a TV point, two radiators, and double French doors opening out to the garden.

W/C

This space has a low level dual flush W/C, a pedestal wash basin, wood-effect flooring, partially tiled walls, a radiator, a wall-mounted consumer unit, a wall-mounted burglar alarm system, recessed spotlights, and an extractor fan.

Kitchen Diner

19'9" x 11'8" (6.03m x 3.57m)

The kitchen has a range of fitted shaker-style base and wall units with wood-effect worktops, a ceramic sink and a half with a movable swan neck mixer tap and drainer, an integrated dishwasher, an integrated double oven with an electric ceramic induction hob and extractor fan, an integrated dishwasher, Limestone flag flooring, space for a dining table, a radiator, recessed spotlights, and a range of UPVC double-glazed windows with bespoke fitted shutters to the front and side elevation.

Utility Room

6'6" x 4'7" (2.00m x 1.41m)

The utility room has fitted shaker-style base and wall units with worktops, Limestone flag flooring, a radiator, recessed spotlights, and a single composite door providing access to the driveway, garage and garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, an in-built cupboard which houses the full exterior CCTV system, and provides access to the first floor accommodation.

Bedroom One

11'5" x 11'1" (3.48m x 3.39m)

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

En-Suite

6'5" x 4'6" (1.98m x 1.39m)

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

Bedroom Two

11'10" x 9'8" (3.63m x 2.97m)

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

Bedroom Three

9'10" x 9'9" (3.02m x 2.98m)

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

Bedroom Four

10'2" x 8'4" (3.10m x 2.55m)

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

Bathroom

6'7" x 6'2" (2.02m x 1.88m)

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

OUTSIDE

To the side of the property is a lawned garden with a range of decorative plants and shrubs. There is access to a driveway with a garage to the rear of the

property, along with a private enclosed south-facing garden featuring a patio area, a wooden pergola, a range of mature trees, plants and shrubs, a lawn, and fence panelled boundaries.

Garage

20'1" x 10'6" (6.14m x 3.22m)

The garage has lighting, a single door to access the garden, and an up and over door opening out onto the driveway.

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+

Area - very low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Newark and Sherwood District Council - Band C

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.

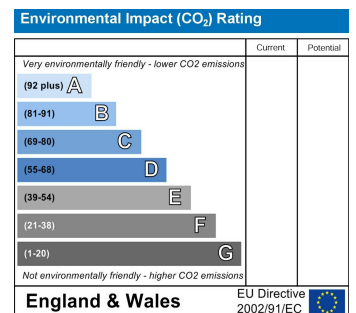
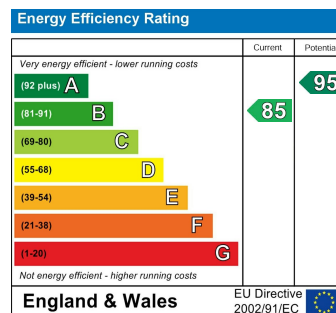
The vendor has advised the following:

Property Tenure is Freehold

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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.

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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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