

HoldenCopley

PREPARE TO BE MOVED

Askew Road, Linby, Nottinghamshire NG15 8JU

£295,000

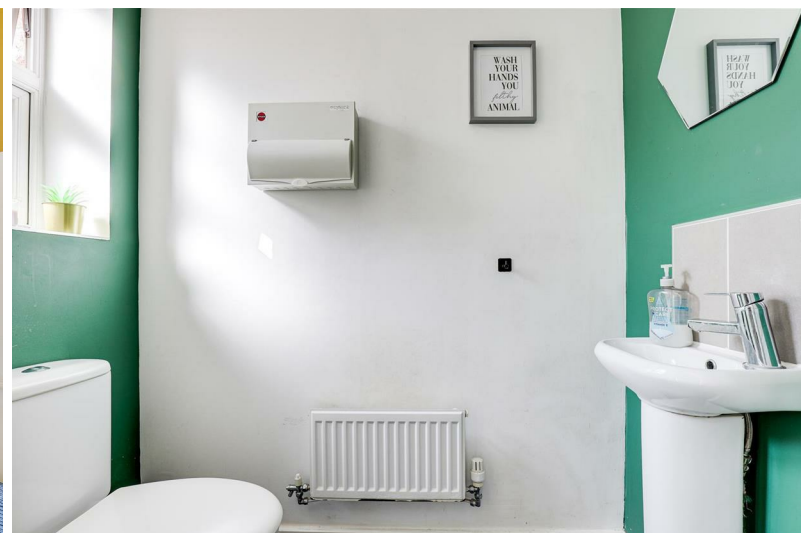
Askew Road, Linby, Nottinghamshire NG15 8JU



THE PERFECT FAMILY HOME...

Presenting a beautifully maintained four-bedroom semi-detached townhouse that spans three spacious floors, this residence epitomises ideal family living. Located in a highly sought-after area, the home offers a perfect blend of convenience and comfort, with easy access to prime bus links, supermarkets, esteemed schools, and essential amenities, making it perfect for commuters and families. The ground floor welcomes you with an inviting entrance hall, a convenient W/C, a cosy living room, and a modern kitchen diner, perfect for family meals and entertaining. On the first floor, you'll find three generously sized bedrooms, all serviced by a well-appointed bathroom suite. The second floor features a spacious double bedroom with its own en-suite, offering a private retreat within the home. The exterior is equally appealing, with a front driveway leading to a garage and a private, enclosed garden at the rear, ideal for relaxation and outdoor gatherings.

MUST BE VIEWED





- Semi-Detached House
- Four Bedrooms
- Modern Fitted Kitchen Diner
- Spacious Living Room
- Ground Floor W/C
- Bathroom & Top Floor En-Suite
- Well-Maintained Garden
- Driveway & Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'8" x 3'7" (3.87m x 1.11m)

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

W/C

5'5" x 2'11" (1.67m x 0.89m)

This space has a low level dual flush W/C, a pedestal wash basin, tiled flooring, tiled splashback, a wall-mounted consumer unit, and a UPVC double-glazed obscure window to the front elevation.

Kitchen Diner

9'2" x 13'7" (2.80m x 4.15m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob, extractor fan and stainless steel splashback, space for an American-style fridge freezer, tiled flooring, space for a dining table, a radiator, and a UPVC double-glazed window to the front elevation.

Living Room

16'2" x 11'1" (4.93m x 3.38m)

The living room has laminate flooring, a feature fireplace with a decorative surround, a TV point, an in-built cupboard, a radiator, UPVC double-glazed windows to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

9'10" x 2'11" (3.00m x 0.90m)

The landing has carpeted flooring, an in-built cupboard, and provides access to the first floor accommodation.

Bedroom Two

12'5" x 9'3" (3.79m x 2.83m)

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

Bedroom Three

12'7" x 9'3" (3.85m x 2.82m)

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

Bedroom Four

6'7" x 9'0" (2.01m x 2.76m)

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

Bathroom

6'6" x 5'6" (2.00m x 1.70m)

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, tiled flooring, a radiator, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

SECOND FLOOR

Master Bedroom

15'7" x 12'5" (4.76m x 3.80m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, two radiators, a fitted sliding door wardrobe, and access into the en-suite.

En-Suite

5'8" x 6'3" (1.74m x 1.92m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower, partially tiled walls, tiled flooring, a radiator, an extractor fan, and a Velux window.

OUTSIDE

Front

To the front of the property is a driveway with a garage.

Rear

To the rear is a private enclosed garden with a patio area, a lawn, a pebbled border, courtesy lighting, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Fibre

Broadband Speed - **Mbps

Phone Signal – 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank –

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Non-Standard Construction –

Any Legal Restrictions –

Other Material Issues –

DISCLAIMER

Council Tax Band Rating - Gedling Borough 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.

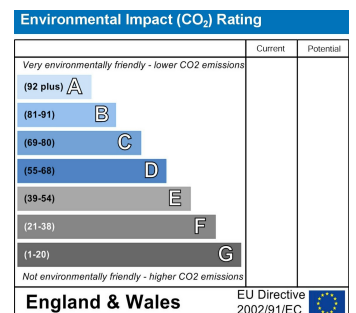
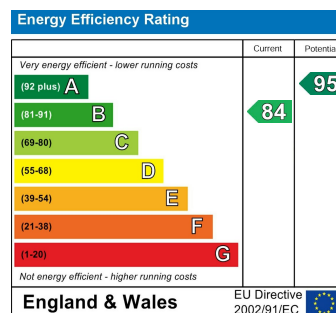
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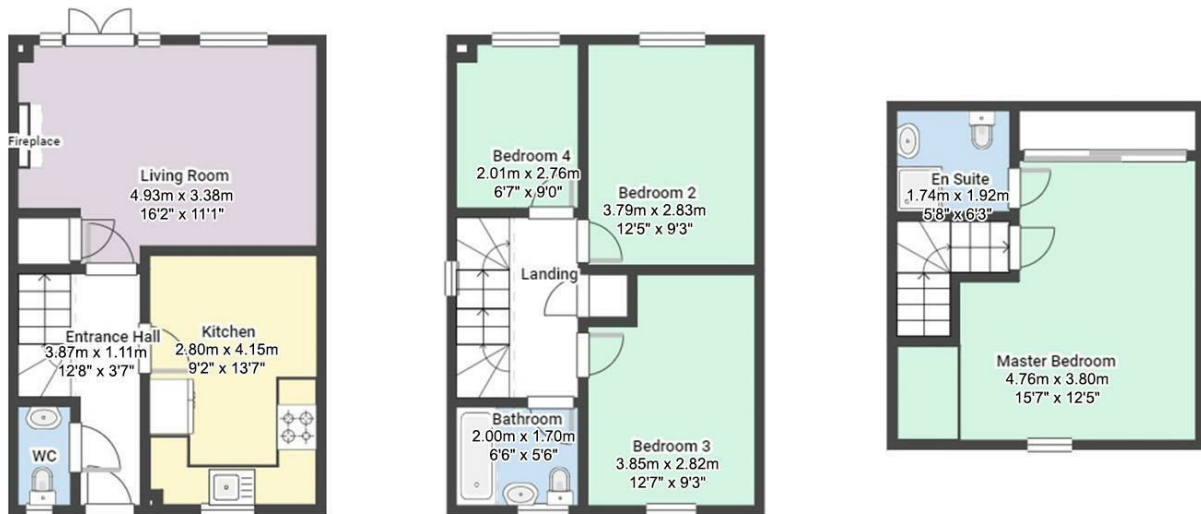
Property Tenure is Freehold

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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.

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.
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