

HoldenCopley

PREPARE TO BE MOVED

Linby Walk, Hucknall, Nottinghamshire NG15 7AF

£325,000

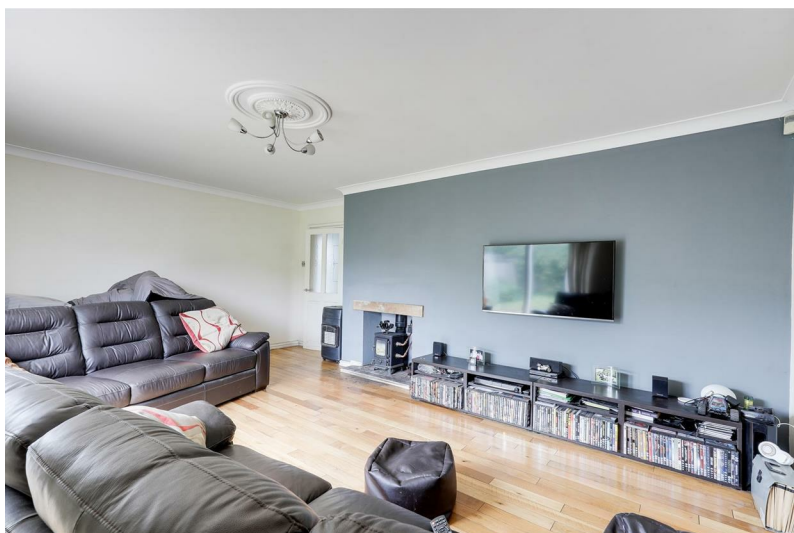
Linby Walk, Hucknall, Nottinghamshire NG15 7AF



SPACIOUS ACCOMMODATION...

This spacious three-bedroom detached bungalow offers comfortable accommodation and is ideally situated in a convenient location, with easy access to various shops, schools, The Ranges Park, and excellent commuting links. The ground floor features an entrance hall leading to a bright reception room, complete with sliding patio doors that open out to the rear garden, perfect for indoor-outdoor living. A kitchen diner provides ample space for cooking and dining, while a three-piece bathroom suite completes the ground floor. Upstairs, the property boasts two double bedrooms and a single bedroom. The main bedroom is enhanced by its own en-suite bathroom, adding a touch of privacy and convenience. Outside, the front of the property offers a driveway providing off-road parking for multiple cars, access to the garage, and a garden area with a lawn. The rear of the property features a generous-sized garden with a decked seating area, a lawn, and a variety of shrubs, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!





- Detached Bungalow
- Three Bedrooms
- Reception Room
- Fitted Kitchen Diner
- Ground Floor Bathroom
- En-Suite
- Driveway & Garage
- Generous-Sized Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

13'4" x 5'9" (4.08 x 1.76)

The hallway has wooden flooring, carpeted stairs, two radiators, an in-built storage cupboard and a single UPVC door providing access into the accommodation.

Living Room

18'11" x 13'8" (5.79 x 4.18)

The living room has wooden flooring, two radiators, ceiling coving, a ceiling rose, a recessed chimney breast alcove with a feature gas stove, a window to the side elevation and sliding patio doors opening out to the rear elevation.

Kitchen Diner

17'6" x 10'8" (5.34 x 3.27)

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a composite sink and a half with a drainer and a half with a drainer and a mixer tap, an integrated oven, hob, microwave & extractor fan, space and plumbing for a dishwasher, partially tiled walls, a radiator, ceiling coving, two UPVC double-glazed windows to the side and rear elevation, wooden flooring, access to the garage and a single UPVC door providing access to the rear garden.

Bathroom

8'2" x 5'8" (2.49 x 1.73)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a bath with a shower fixture, a heated towel rail, a wall-mounted electric shaving point, tiled walls, recessed spotlights, an extractor fan, tiled flooring and a window to the side side elevation.

FIRST FLOOR

Landing

9'1" x 7'4" (2.78 x 2.26)

The landing has carpeted flooring, a radiator, access to the first floor accommodation and access to the loft.

Master Bedroom

15'4" x 12'3" (4.68 x 3.74)

The main bedroom has carpeted flooring, two radiators, access to the en-suite and a UPVC double-glazed window to the rear elevation.

En-Suite

6'6" x 4'3" (1.99 x 1.30)

The en-suite has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an electric shower fixture, a heated towel rail, tiled walls, tiled flooring, an extractor fan and two UPVC double-glazed windows to the side and rear elevations.

Bedroom Two

10'9" x 10'3" (3.30 x 3.14)

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

Bedroom Three

8'1" x 6'8" (2.48 x 2.04)

The third bedroom has wood-effect flooring, a radiator, an in-built storage cupboard 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, access to the garage, gated access to the rear, a lawn and fence panelling boundaries.

Garage

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

Rear

To the rear is an enclosed generous-sized garden with a decked seating area, a lawn, shrubs, hedge borders and fence panelling boundaries.

DISCLAIMER

Council Tax Band Rating - Ashfield 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

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.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating –

Septic Tank – Yes

Broadband – Openreach

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

Phone Signal – Good coverage of Voice, 4G

Sewage – Septic Tank

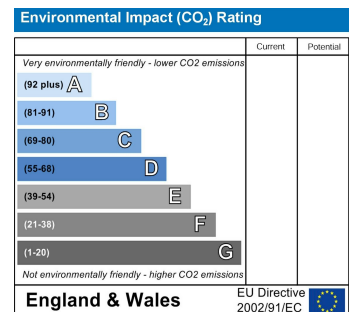
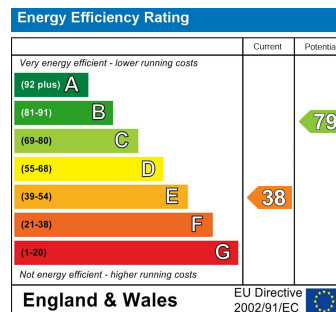
Flood Risk – No flooding in the past 5 years

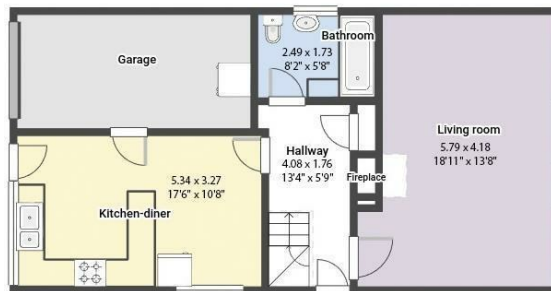
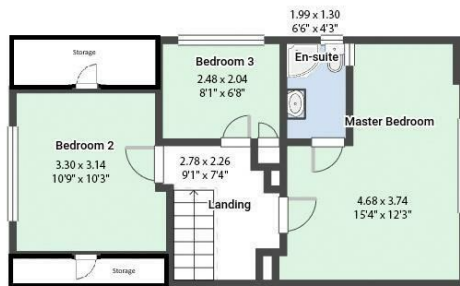
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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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