

# HoldenCopley

PREPARE TO BE MOVED

Linby Road, Hucknall, Nottinghamshire NG15 7TX

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Offers Over £260,000



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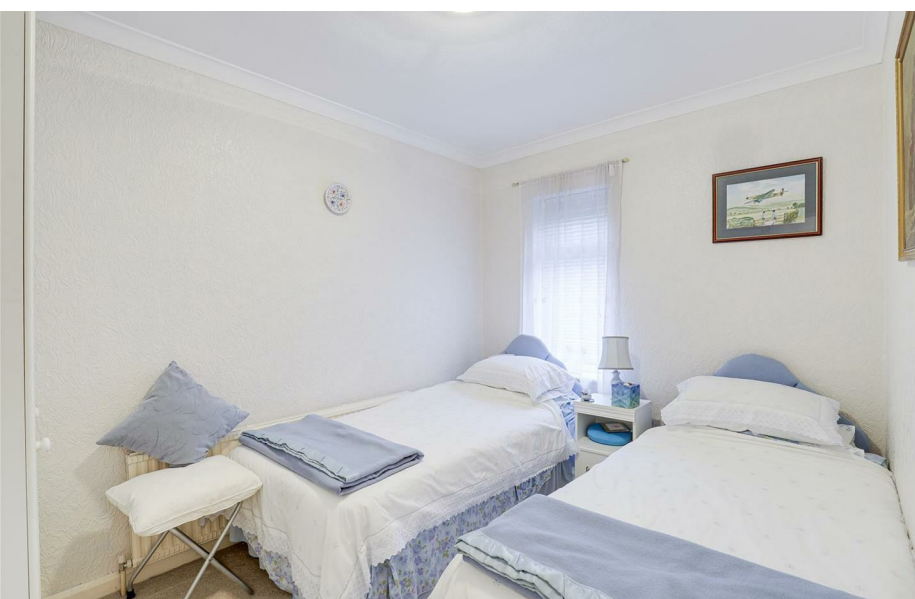
GUIDE PRICE £260,000 - £280,000

This well-maintained and beautifully presented detached bungalow offers spacious, versatile single-storey living and is being sold with no upward chain, making it an ideal choice for those seeking a hassle-free move. Situated in the sought-after location of Hucknall, the property benefits from excellent access to local amenities, shops, and Hucknall Train Station, ensuring convenient transport links. The bright and airy interior boasts an inviting entrance hall leading to a generously sized living room, a versatile dining room or third bedroom, and a fitted kitchen open plan to a charming breakfast room. Additional features include a conservatory that floods the space with natural light and two further double bedrooms served by a modern shower suite. Externally, the property continues to impress with a front driveway leading to a garage, providing ample off-road parking, and a generous south-facing rear garden, perfect for outdoor enjoyment. This bungalow is the perfect blend of comfort and convenience in a desirable location.

MUST BE VIEWED







- Detached Bungalow
- Two Double Bedrooms
- Two Versatile Reception Rooms
- Fitted Kitchen & Breakfast Room
- Conservatory
- Shower Suite
- South-Facing Garden
- Driveway & Garage
- Popular Location
- Must Be Viewed











ACCOMMODATION

Entrance Hall

The entrance hall has carpeted flooring, a radiator, coving to the ceiling, access to the boarded loft with lighting via a drop-down ladder, and a single UPVC door providing access into the accommodation.

Living Room

17'5" x 12'1" (5.32m x 3.70m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, two radiators, a TV point, a recessed feature fireplace, and recessed spotlights.

Kitchen

9'11" x 8'9" (3.03m x 2.67m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with taps and drainer, an integrated oven with an electric hob and extractor fan, tiled splashback, tiled flooring, recessed spotlights, a UPVC double-glazed window to the side elevation, and open plan to the breakfast room.

Breakfast Room

10'0" x 7'5" (3.05m x 2.27m)

The breakfast room has continued fitted units with a rolled-edge worktop, space and plumbing for a washing machine and a dishwasher, space for an under-counter appliance, space for a breakfast table, coving to the ceiling, tiled flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Conservatory

10'3" x 7'5" (3.14m x 2.28m)

The conservatory has multi-coloured tile flooring, a radiator, a polycarbonate roof, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access to the rear garden.

Bedroom One

13'1" x 10'11" (4.00m x 3.33m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, and a range of fitted wardrobes.

Bedroom Two

10'10" x 8'0" (3.32m x 2.46m)

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

Dining Room / Bedroom Three

10'10" x 8'0" (3.32m x 2.45m)

The dining room has a UPVC double-glazed window to the side elevation, carpeted flooring, and coving to the ceiling.

Bathroom

7'11" x 5'6" (2.43m x 1.68m)

The bathroom has a concealed flush W/C combined with a vanity unit wash basin and fitted storage, a corner fitted shower enclosure with a wall-mounted electric shower fixture, tiled flooring, fully tiled walls, a chrome heated towel rail, coving to the ceiling, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing ample off-road parking, and access into the garage.

Garage

The garage has an up and over door opening out to the driveway.

Rear

To the rear of the property is a private enclosed south-facing garden with a patio area, a dwarf brick wall, a further patio area, a lawn, a range of mature trees, plants and shrubs, a bird bath, a greenhouse, a shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 220 Mbps

(upload)

Phone Signal – Mostly 4G coverage

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+

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

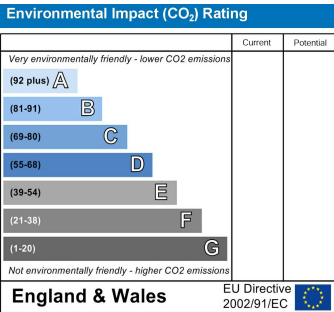
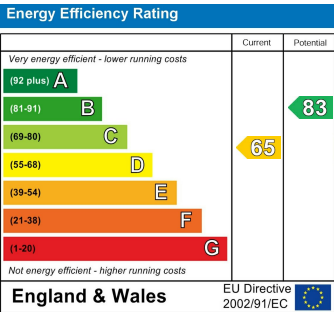
The vendor has advised the following:

Property Tenure is Freehold

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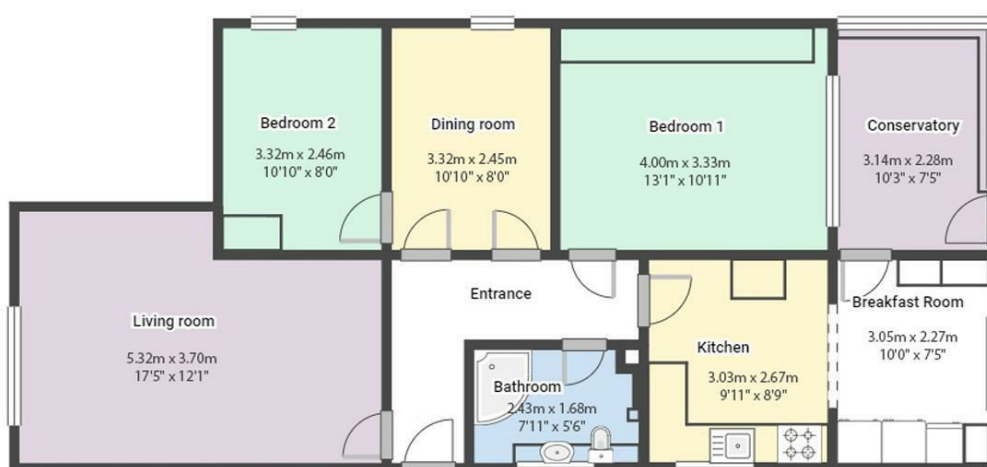
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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