

HoldenCopley

PREPARE TO BE MOVED

Bass Close, Linby, Nottinghamshire NG15 8JW

Guide Price £240,000

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BEAUTIFULLY PRESENTED THROUGHOUT...

GUIDE PRICE £240,000 - £255,000

This beautifully presented three-bedroom semi-detached home is ideal for a variety of buyers looking to move straight in. Situated in a popular location, it offers easy access to a range of local amenities, including shops, excellent transport links, and well-regarded school catchments. The ground floor boasts a modern fitted kitchen, a convenient W/C, and a spacious reception room, where double French doors open onto a private, south-facing garden. Upstairs, the property features three well-proportioned bedrooms, including a master bedroom with a built-in mirrored wardrobe and en-suite, along with a stylish three-piece family bathroom and loft access for additional storage. Externally, the property benefits from a driveway for off-road parking, a handy shed, and a beautifully maintained south-facing garden. The outdoor space features a patio area, a well-kept lawn, and a fully powered summer house, currently used as a home office, providing an ideal balance between work and leisure.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Off-Road Parking
- Private Enclosed South-Facing Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Kitchen

12'1" x 12'2" (3.69m x 3.73m)

The kitchen has a range of fitted base and wall units, an integrated oven and dishwasher, a kitchen island, a gas hob with an extractor hood, a stainless steel sink with a drainer, tiled flooring, carpeted stairs, partially panelled walls, a radiator, a built-in cupboard, recessed spotlights, a UPVC double-glazed window to the front elevation and a single composite door providing access into the accommodation.

W/C

4'2" x 4'5" (1.29m x 1.36m)

This space has a low level flush W/C, a pedestal wash basin, tiled flooring, partially panelled walls, a radiator, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

Living Room

15'2" x 12'5" (4.63m x 3.81m)

The living room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a TV point and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

5'9" x 6'8" (1.76m x 2.05m)

The landing has carpeted flooring, a radiator, a built-in cupboard, access into the loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

10'3" x 8'3" (3.14m x 2.54m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in mirrored wardrobe and access into the en-suite.

En-Suite

4'2" x 6'2" (1.29m x 1.90m)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring, partially tiled walls, a radiator, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

8'0" x 8'5" (2.45m x 2.59m)

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

Bedroom Three

6'4" x 9'5" (1.95m x 2.88m)

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

Bathroom

6'1" x 5'6" (1.87m x 1.70m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath with an electric shower and a glass shower screen, tiled flooring, partially tiled walls, a radiator, recessed spotlights and an extractor fan.

OUTSIDE

Outside there is a driveway, a shed, a single wooden gate providing access to the private south-facing garden with a fence panelled boundary, an outdoor tap, courtesy lighting, a patio, a lawn, a raised planter with various plants and a summer house.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)
220 Mbps (Highest available upload speed)

Phone Signal – All 4G, some 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

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.

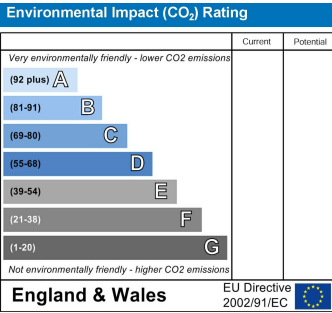
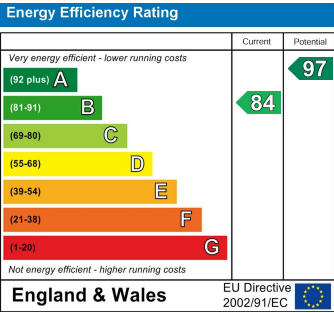
The vendor has advised the following:

Property Tenure is Freehold

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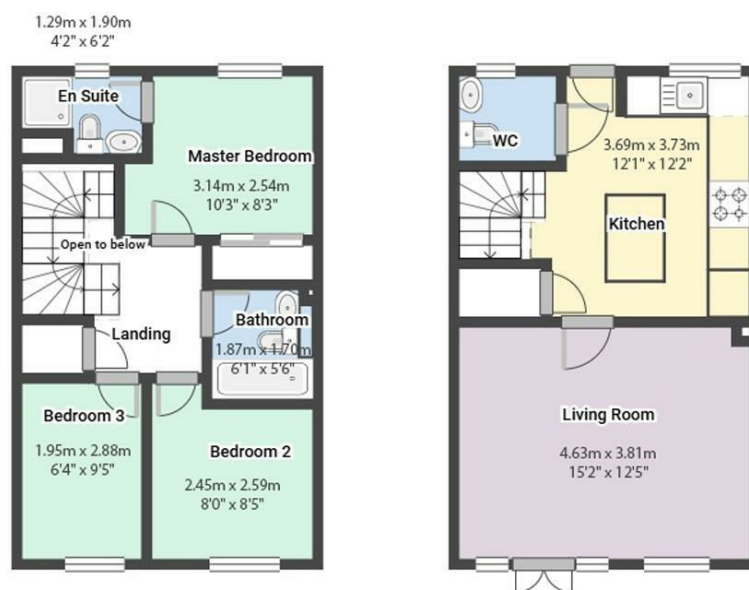
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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