

HoldenCopley

PREPARE TO BE MOVED

Bass Close, Linby, Nottinghamshire NG15 8JW

Guide Price £240,000

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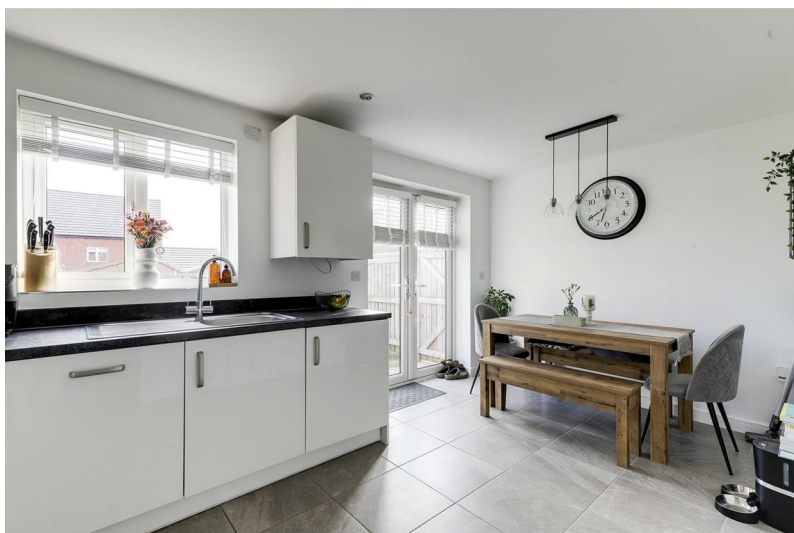


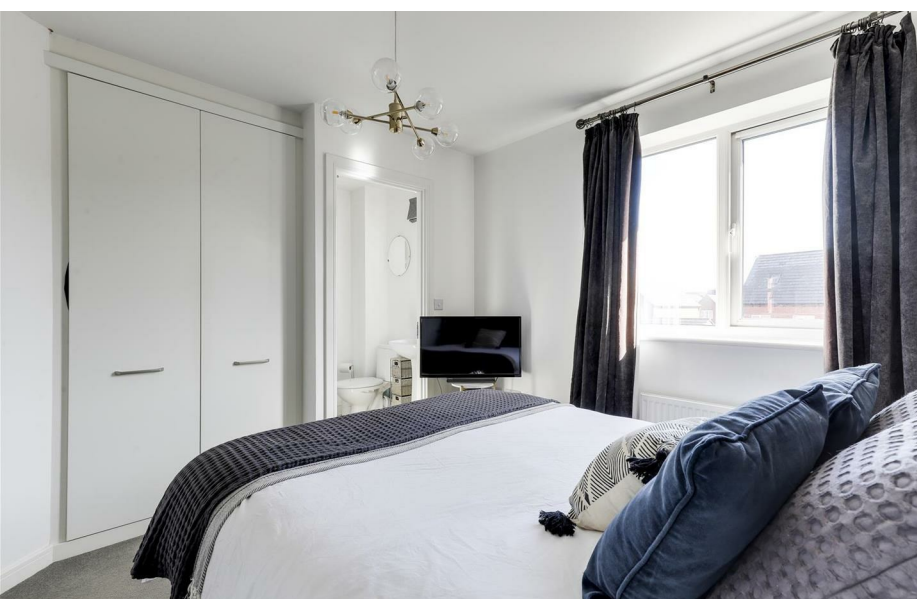
GUIDE PRICE £240,000-£250,000

WELL-PRESENTED THROUGHOUT...

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 spacious reception room, modern fitted kitchen/diner with double French doors looking out to the rear garden, and a convenient W/C. Upstairs, the property features three well-proportioned bedrooms, including a master bedroom with two built-in wardrobes and an en-suite, along with a stylish three-piece family bathroom and loft access for additional storage. Externally, the front of the property benefits from a driveway for off-road parking, and a small, low-maintenance gravelled front garden. To the rear of the property is a well-maintained garden featuring a paved patio seating area, a well-kept lawn, and a handy shed for outdoor storage.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Modern Design Throughout
- Generous Sized Living Room
- Spacious Fitted Kitchen/Diner
- Ground Floor W/C
- Three-Piece Bathroom & En-Suite
- Private Enclosed Garden
- Off-Street Parking
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5*1" x 4*3" (1.56 x 1.32)

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

W/C

4*8" x 3*4" (1.44 x 1.03)

This space has a low level dual flush W/C, a pedestal wash basin with a mixer tap and tiled splashback, tiled flooring, a radiator, and a singular recessed spotlight.

Living Room

13*11" x 11*3" (4.25 x 3.43)

The living room has carpeted flooring, a TV-Point, and a UPVC double-glazed window to the front elevation.

Passage

3*11" x 2*11" (1.20 x 0.90)

The passage has carpeted flooring and stairs.

Kitchen/Diner

14*11" x 10*8" (4.55 x 3.27)

The kitchen has a range of fitted base and wall units with stone-effect worktops, a stainless steel sink with a swan-neck mixer tap and a drainer, an integrated oven and a gas hob with a stainless steel splashback and an extractor fan, an integrated fridge freezer, an integrated dishwasher, space for a dining table, tiled flooring, a radiator, an in-built storage cupboard, recessed spotlights, a UPVC double-glazed window to the rear elevation, and UPVC double French doors leading out to the rear garden.

FIRST FLOOR

Landing

6*7" x 3*7" (2.02 x 1.10)

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

Master Bedroom

10*11" x 10*1" (3.34 x 3.08)

The master bedroom has carpeted flooring, two in-built wardrobes, a radiator, a UPVC double-glazed window to the rear elevation, and access to the en-suite.

En-Suite

8*0" x 5*0" (2.46 x 1.54)

The en-suite has a low level dual flush W/C, a pedestal wash basin with a mixer tap and tiled splashback, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, a heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

10*2" x 7*3" (3.10 x 2.23)

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

Bedroom Three

7*3" x 6*9" (2.21 x 2.08)

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

Bathroom

7*3" x 6*1" (2.23 x 1.87)

The bathroom has a low level dual flush W/C, a pedestal wash basin with a mixer tap and tiled splashback, a panelled bath with a wall-mounted electric shower with a handheld shower fixture, tiled flooring, partially tiled walls, a heated towel rail, and recessed spotlights.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking for multiple cars, an EV charging point, gravelled borders, a courtesy light, and a fenced boundary.

Rear

To the rear of the property is a private enclosed garden with a lawn and a paved patio seating area, a shed, blue slate chipping borders, fence panelled boundaries and gated access.

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 and limited 5G
- 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

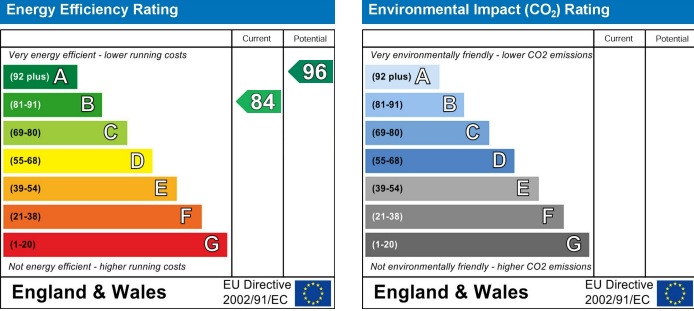
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold.

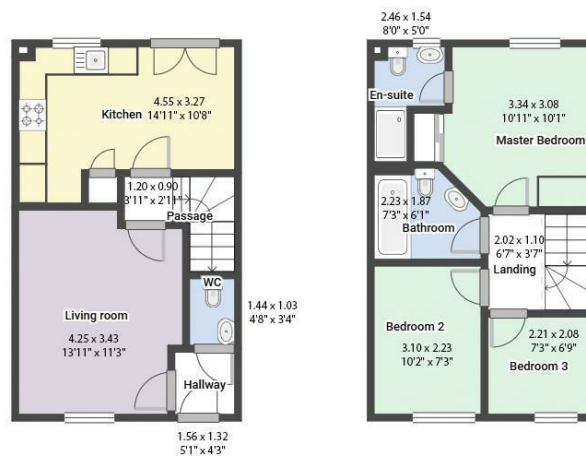
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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