

# HoldenCopley

PREPARE TO BE MOVED

Linby Road, Hucknall, Nottinghamshire NG15 7TW

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Guide Price £375,000

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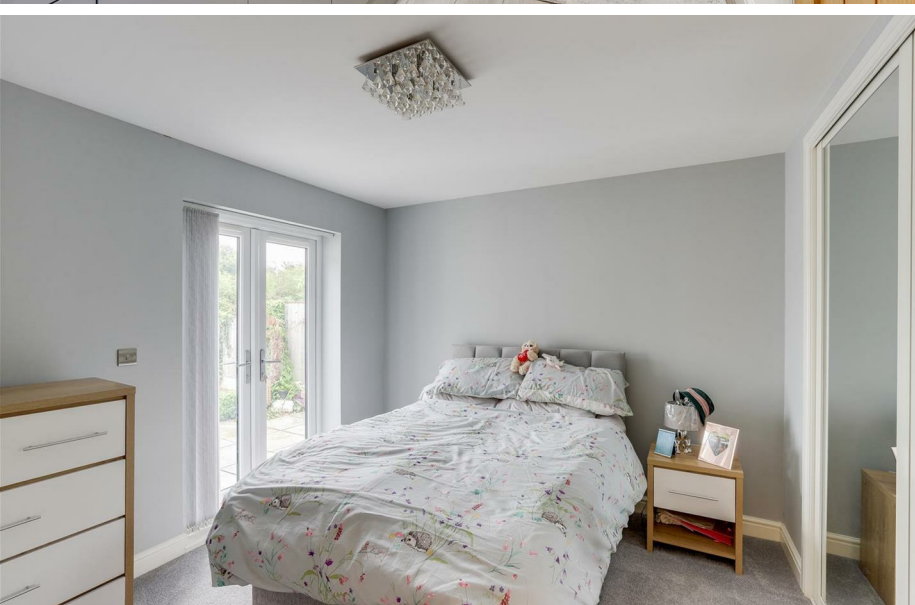
GUIDE PRICE £400,000 - £425,000

### UNIQUE AND WELL-PRESENTED DETACHED BUNGALOW...

This exceptional detached bungalow offers a rare opportunity to acquire a truly unique and beautifully crafted home, presented to an impeccable standard throughout. The property boasts a bright and airy ambiance, enhanced by thoughtfully designed living spaces and an abundance of natural light. Upon entering, you are welcomed by an inviting entrance hall which leads to a versatile reception room currently utilised as a cosy living area. At the heart of the home lies the spectacular open plan kitchen and living room, flooded with natural light thanks to six skylights and two sets of double French doors that seamlessly open onto the rear garden. The modern fitted kitchen features integrated appliances and a convenient breakfast bar, perfect for casual dining and entertaining. Accommodation includes two generous double bedrooms, each benefiting from built-in wardrobes, with the master bedroom enjoying the luxury of an en-suite bathroom. Both bedrooms and living spaces are serviced by a contemporary three-piece bathroom suite, finished to a high standard. Externally, the property offers excellent off-street parking with a large driveway to the front capable of accommodating multiple vehicles. To the rear, a beautifully landscaped garden provides an idyllic outdoor retreat, complete with a paved patio area, a well-maintained natural lawn, and a charming timber-built summer house — perfect for relaxing or entertaining throughout the seasons. Situated in a popular residential area, this stunning bungalow is conveniently located close to local shops, amenities, and schools, with excellent transport links nearby, including easy access to the M1 motorway.

MUST BE VIEWED





- Detached Bungalow
- Two Double Bedrooms
- Open Plan Living Area
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- En-Suite
- Driveway
- Enclosed Rear Garden With Summer House
- Popular Location
- Excellent Transport Links





ACCOMMODATION

Entrance Hall / Living Area

29'5" x 15'10" (max) (8.99m x 4.83m (max))

The entrance hall features wood flooring, a radiator, two built-in cupboards, recessed spotlights, and a UPVC double-glazed obscure window flanking a single composite door that provides access to the accommodation.

Branching off the hall is a living space with wood flooring, a radiator, recessed spotlights, and a UPVC double-glazed window to the front elevation.

Open Plan Kitchen Area

31'6" x 18'5" (9.62m x 5.63m )

The kitchen features a range of fitted Shaker-style base and wall units with worktops, a breakfast bar with built-in storage and shelving, a ceramic sink with a swan-neck mixer tap, an integrated oven with a gas hob, a splashback and extractor fan, an integrated fridge freezer, and an integrated dishwasher. Additional features include two radiators, wood flooring, recessed spotlights, six skylights, and UPVC double-glazed windows flanking double French doors to the side and rear elevations.

Master Bedroom

13'7" x 11'8" (max) (4.16m x 3.56m (max))

The main bedroom features carpeted flooring, a radiator, a built-in wardrobe with sliding mirrored doors, and a UPVC double-glazed window to the front elevation.

En-Suite

11'8" x 5'2" (3.57m x 1.60m )

The en-suite features an enclosed low-level dual flush W/C, a vanity storage unit with a countertop wash basin, a walk-in shower enclosure with a mains-fed rainfall shower and handheld shower head, a shower screen, an extractor fan, a chrome heated towel rail, vinyl flooring, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

12'3" x 10'7" (3.75m x 3.24m )

The second bedroom features carpeted flooring, a radiator, built-in wardrobes with sliding mirrored doors, and double French doors opening out to the rear garden.

Bathroom

11'8" x 7'8" (max) (3.56m x 2.34m (max))

The bathroom features a concealed low-level dual flush W/C, a vanity storage unit with a countertop wash basin, a panelled bath with a mains-fed shower and handheld shower head, partial waterproof panelling to the walls, a chrome heated towel rail, an extractor fan, wood flooring, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking for multiple cars, external lighting, gated access to the rear garden, and a mixture of brick wall and fenced panelled boundaries.

Rear

To the rear of the property is an enclosed garden featuring a paved patio area, a well-maintained natural lawn, a timber-built summer house on a raised bed of artificial lawn, external lighting, two palm trees, and fenced panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

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

Phone Signal – Good 4G / Some 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

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.

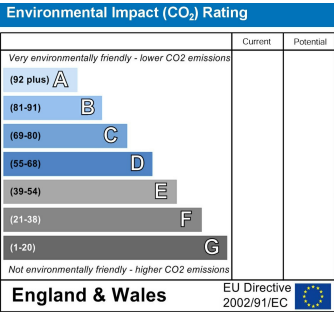
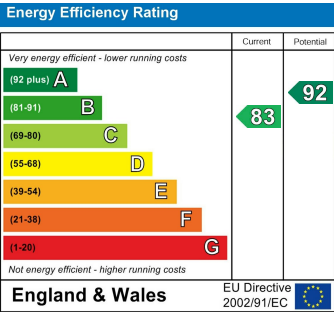
The vendor has advised the following:

Property Tenure is Freehold

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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 licence 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.

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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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