

HoldenCopley

PREPARE TO BE MOVED

Union Close, Linby, Nottinghamshire NG15 8GU

£400,000

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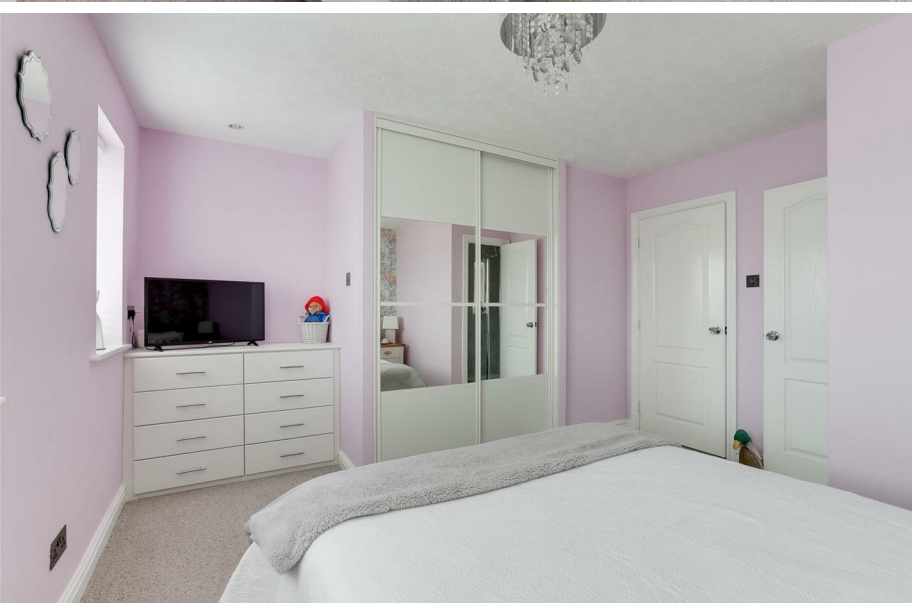
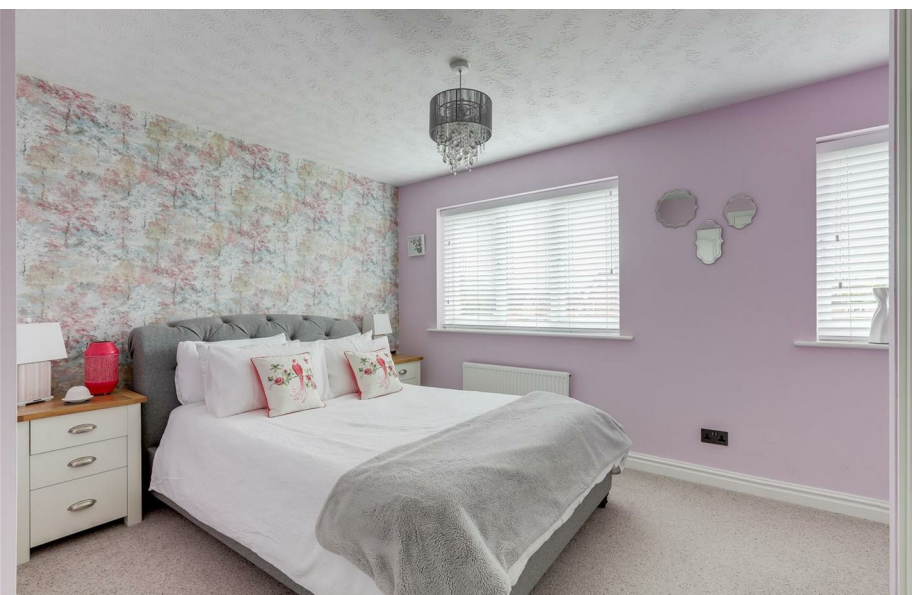


FANTASTIC FAMILY HOME...

Situated within a sought after residential area, in a quite cul-de-sac, this corner plot detached house is within reach of various local amenities, excellent transport and commuting links, the open countryside and great schools. An ideal purchase for any family buyer as the property offers a wealth of space throughout whilst being exceptionally well presented. Internally, the ground floor is an entrance hall, a bay fronted living room with a feature fireplace, a large open plan modern fitted kitchen/diner with access to a large conservatory, a convenient W/C, a utility room and a study. The property benefits from a two-year-old boiler. The first floor carries two double bedrooms and two single bedrooms serviced by a modern bathroom, an en-suite to the master and plenty of fitted storage space. Outside to the front is a driveway providing ample off road parking for numerous vehicles and to the rear is private enclosed garden with a paved patio seating area, a lawn, and ample greenery creating a perfect space to relax and unwind.

MUST BE VIEWED





- Detached Family Home
- Four Well-Proportioned Bedrooms
- Living Room With Feature Fireplace
- Study, Utility Room & W/C
- Modern Fitted Kitchen/Diner
- Open Access To The Conservatory
- Bathroom & En-Suite
- Double Driveway
- Private Enclosed Garden
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6’8" × 3’6" (2.05m × 1.09m)
The entrance hall has wood-effect flooring, carpeted stairs and a single composite door providing access into the accommodation.

Living Room

16’11" × 14’6" (5.18m × 4.44m)
The living room has a UPVC double glazed bay window to the front elevation, carpeted flooring, coving to the ceiling, a TV point, a radiator, and a feature fireplace with a decorative surround.

Study

10’10" × 8’2" (3.32m × 2.50m)
This room has a UPVC double glazed window to the front elevation, wood-effect flooring, a radiator, recessed spotlights and a TV point.

Corridor

8’8" × 2’9" (2.66m × 0.86m)
The corridor has wood-effect flooring and recessed spotlights.

Utility

5’2" × 4’10" (1.59m × 1.48m)
The utility room has wood-effect flooring, space and plumbing for a washing machine, space for a tumble dryer, a wall mounted boiler and recessed spotlights.

W/C

5’3" × 3’0" (1.62m × 0.92m)
This space has a low level flush W/C, a pedestal wash basin, tiled splash back, a radiator, tile effect flooring and a UPVC double glazed obscure window to the side elevation.

Kitchen/Diner

23’9" × 8’8" (max) (7.25m × 2.66m (max))
The kitchen/diner has a range of fitted base and wall units with granite worktops, an undermount sink with a mixer tap, an integrated oven, an integrated dishwasher, an electric hob with an angled extractor fan, space for an American style fridge freezer, space for a dining table, wood-effect flooring, a radiator, recessed spotlights, UPVC double glazed windows to the rear elevation, a open access into the conservatory.

Conservatory

12’11" × 12’11" (3.94m × 3.94m)
The conservatory has wood-effect flooring, UPVC double-glazed windows to the rear and side elevations, and double French doors to the rear garden.

FIRST FLOOR

Landing

12’9" × 8’3" (max) (3.89m × 2.54m (max))
The landing has carpeted flooring, an in-built cupboard, access to the loft with lighting via a drop down ladder, and provides access to the first floor accommodation.

Master Bedroom

14’5" × 12’9" (max) (4.40m × 3.91m (max))
The main bedroom has two UPVC double glazed windows to the front elevation, a TV-point, carpeted flooring, a radiator, fitted wardrobes, and access to an en-suite.

En-Suite

6’1" × 5’2" (1.87m × 1.58m)
The en-suite has a low level flush W/C, a pedestal wash basin, a walk-in shower enclosure with an overhead and handheld shower fixture, a chrome heated towel rail, wood-effect flooring, waterproof tiling on the walls, and a UPVC double glazed obscure window to the side elevation.

Bedroom Two

11’10" × 8’2" (max) (3.63m × 2.49m (max))
The second bedroom has a UPVC double glazed window to the rear elevation, a TV-point, and carpeted flooring.

Bedroom Three

8’3" × 8’3" (2.53m × 2.53m)
The third bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator and a fitted sliding mirrored door wardrobe.

Bedroom Four

8’5" × 8’0" (max) (2.58m × 2.46m (max))
The fourth bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator and a fitted sliding mirrored door wardrobe.

Bathroom

6’7" × 6’2" (max) (2.01m × 1.89m (max))
The bathroom has a low level dual flush W/C, a vanity unit wash basin, a ‘P’ shaped

bath with a wall mounted electric shower and a glass shower screen, tile effect flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a double driveway providing ample off road parking for four vehicles and a lawn with side access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with paved patio areas, courtesy lighting, two electricity points, an outdoor tap, a lawn, a range of decorative trees, plants and shrubs, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply
Heating – Gas 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 – Most 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 – Restrictive Covenants
Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band D

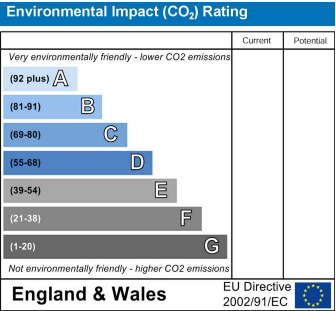
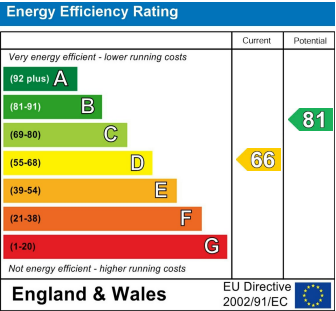
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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