

HoldenCopley

PREPARE TO BE MOVED

Lynmoor Court, Hucknall, Nottinghamshire NG15 8FT

Offers Over £500,000 - £550,000

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OFFERS OVER £500,000

YOUR NEW FAMILY HOME...

Nestled on a fantastic-sized plot, this four-bedroom detached house is a true family haven, offering abundant space both indoors and outdoors, making it an inviting prospect for those eager to settle in quickly. Located within an exclusive cul-de-sac in a sought-after area, this property boasts not only a sense of privacy but also convenience, being within easy reach of local amenities, superb transportation links, and excellent schools.

As you step inside, you'll find a welcoming porch and an inviting entrance hall leading the way into this well-appointed abode. The ground floor further reveals a versatile study, a capacious living room that beckons for relaxation, a well-equipped kitchen diner that's perfect for family gatherings, and a practical utility room, all conveniently connected to the double garage for added convenience. Venturing upstairs to the first floor, you'll discover four generously proportioned double bedrooms, each offering ample space for rest and relaxation. These bedrooms share a stylish family bathroom, while the master bedroom enjoys the luxury of an en-suite and a dressing room, creating a private retreat within your own home. Adding to the comfort, the second bedroom also boasts its own en-suite for added convenience. Outside, the front of the property welcomes you with a sizable driveway providing ample off-road parking and access to an additional single garage, ensuring parking is never a concern. Meanwhile, the rear of the property beckons with a generously sized garden, complete with a spacious patio area perfect for outdoor dining, a sheltered seating area for those tranquil moments, and a lush lawn ideal for playtime and relaxation. Additionally, a versatile garden room stands ready to be customized, currently offering space for a hot tub or any other recreational activity of your choice.

MUST BE VIEWED





- Substantial Detached House
- Four Double Bedrooms & A Dressing Room
- Fitted Breakfast Kitchen Diner
- Spacious Living Room With Separate Study
- Utility & W/C
- Three Bathrooms
- Driveway, Double Garage & Single Garage
- Large Garden With Versatile Garden Room
- Popular Location
- Must Be Viewed





GROUND FLOOR

Porch

7'6" x 4'10" (2.29m x 1.48m)

The porch has wood-effect flooring, exposed brick walls, a UPVC double-glazed obscure window to the front elevation and a single UPVC door providing access into the accommodation

Entrance Hall

11'3" x 10'7" (3.44m x 3.25m)

The entrance hall has wood-effect flooring, a radiator, carpeted stairs with decorative wooden spindles, a wall-mounted security alarm panel and a single UPVC door providing access via the porch

Living Room

23'8" max x 23'4" max (7.23m max x 7.12m max)

The living room has UPVC double-glazed windows to the side elevation, carpeted flooring, three radiators, a wall-mounted air-conditioning unit, a TV point, a feature fireplace with a decorative surround and double French doors opening out to the rear garden

W/C

7'8" max x 6'3" (2.36m max x 1.93m)

This space has a low level flush W/C, a pedestal wash basin, a radiator, wood-effect flooring, an extractor fan and partially tiled walls

Study

7'10" x 8'2" (2.39m x 2.50m)

The study has a UPVC double-glazed window to the front elevation, wood-effect flooring and a radiator

Kitchen Diner

10'10" x 23'8" (3.31m x 7.23m)

The kitchen has a range of fitted base and wall units with a wrap-around worktop and a breakfast bar, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven, an integrated combi-oven, a gas hob with an extractor fan, tiled splashback, wood-effect flooring, recessed spotlights, a radiator, space for a dining table and a double French doors opening out to the garden

Utility Room

7'8" x 8'7" (2.36m x 2.63m)

The utility room has fitted base and wall units with a rolled-edge worktop, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for a tumble-dryer, wood-effect flooring, space for a fridge freezer, a radiator and an extractor fan

Double Garage

16'11" x 22'9" (5.18m x 6.95m)

The double garage has ceiling strip lights, a wall-mounted boiler, fitted base units with worktops, multiple power sockets, a wall-mounted consumer unit and an electric up and over door opening out onto the front driveway

FIRST FLOOR

Landing

11'3" x 13'8" (3.44m x 4.17m)

The landing has wood-effect flooring, a radiator, access to the loft and provides access to the first floor accommodation

Bedroom One

25'3" x 17'8" max (7.72m x 5.41m max)

The first bedroom has two Velux windows, a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a wall-mounted air-conditioning unit, a ceiling fan light, two radiators, two in-built cupboards and access into a dressing room and an en-suite

Dressing Room

7'10" x 8'5" (2.39m x 2.57m)

The dressing room has a Velux window, tiled flooring, a radiator and two in-built wardrobes

En-Suite

6'0" x 8'2" (1.83m x 2.50m)

The en-suite has a low level dual flush W/C, a wall-mounted wash basin, a shower enclosure, a chrome heated towel rail, floor to ceiling tiles, recessed spotlights and a UPVC double-glazed obscure window to the front elevation

Bedroom Two

10'10" x 15'10" (3.32m x 4.84m)

The second bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a range of fitted storage shelves, an in-built sliding door triple wardrobe and access into the second en-suite

En-Suite

5'5" x 8'0" (1.67m x 2.46m)

The en-suite has a low level dual flush W/C, a wall-mounted wash basin, a shower enclosure, floor to ceiling tiles, a heated towel rail, recessed spotlights and an extractor fan

Bedroom Three

13'4" x 11'2" (4.08m x 3.41m)

The third bedroom has a UPVC double-glazed window to the side elevation, a radiator, carpeted stairs and an in-built cupboard

Bedroom Four

11'7" x 8'1" (3.55m x 2.48m)

The fourth bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring and a radiator

Bathroom

7'6" x 9'6" (2.30m x 2.92m)

The bathroom has a low level flush W/C, a pedestal wash basin, an electrical shaving point, a panelled bath with an overhead shower fixture and a shower screen, tiled flooring, partially tiled walls, a radiator, an extractor fan, recessed spotlights and a Velux window

OUTSIDE

Front

To the front of the property is a block-paved driveway with access into the double garage, an additional detached garage, courtesy lighting, fence panelling and gated access to the garden

Rear

To the rear of the property is a private enclosed garden with a large patio area, a sheltered seating area, access into the garden room, a lawn, external power sockets, courtesy lighting and fence panelling

Garden Room

12'10" x 12'3" (3.93m x 3.75m)

The garden room has space for a Jacuzzi, a TV point, a ceiling fan light, two UPVC double-glazed windows and a sliding patio door to access into the garden

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band F

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.

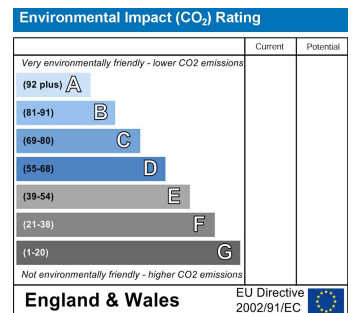
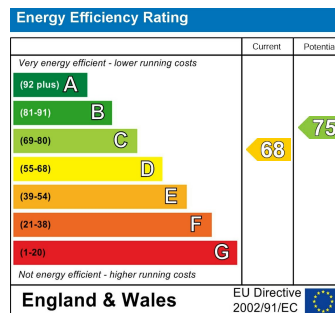
The vendor has advised the following:

Property Tenure is Freehold

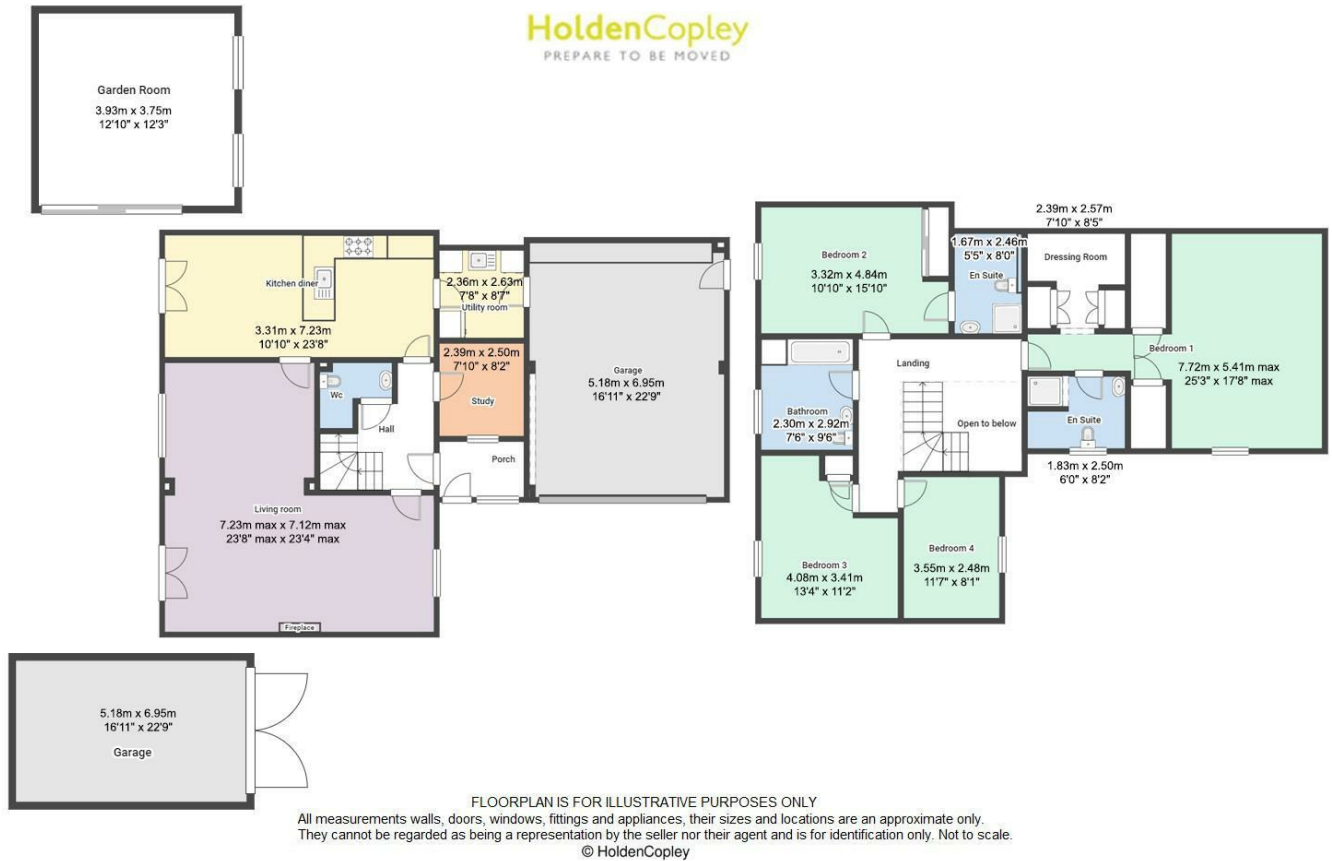
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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license 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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