

# HoldenCopley

PREPARE TO BE MOVED

Lupin Close, Edwalton, Nottinghamshire NG12 4HU

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**Guide Price £300,000**

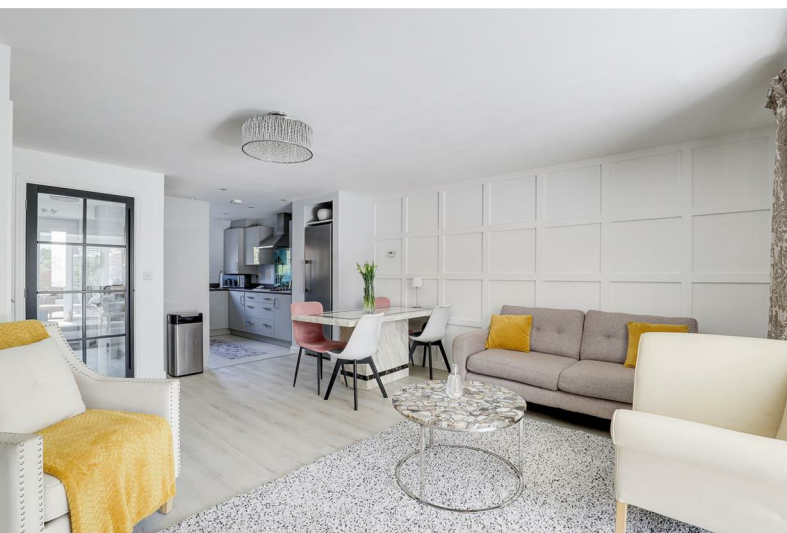
Lupin Close, Edwalton, Nottinghamshire NG12 4HU



BEAUTIFULLY PRESENTED THROUGHOUT...  
GUIDE PRICE - £300,000 - £330,000

This beautifully presented three-bedroom mid-terraced house is situated in the desirable area of Edwalton, offering convenient access to local amenities such as shops, schools, and eateries. Upon entering, the entrance hall leads to a modern reception room, seamlessly flowing into an open-plan kitchen. The kitchen is equipped with integrated appliances, making it perfect for all your culinary needs. The bespoke sunroom, accessible from the reception room, opens directly to the rear garden, creating a bright and airy space ideal for relaxation and entertainment. Completing the ground floor is a convenient W/C. The upper level features three double bedrooms. The main bedroom benefits from in-built wardrobes and an en-suite, while a stylish family bathroom serves the remaining bedrooms. Outside, the property offers allocated parking spaces. The beautiful south-facing rear garden boasts a patio seating area, a deck area perfect for sunbathing, and a variety of plants and shrubs, creating a serene and inviting outdoor space.

MUST BE VIEWED!





- Mid-Terraced House
- Three-Bedrooms
- Reception Room
- Modern Kitchen
- Sunroom
- Ground Floor W/C
- Stylish Family Bathroom & En-Suite
- Off-Road Parking & South Facing Rear Garden
- Sought-After Location
- Must Be Viewed





## GROUND FLOOR

### Hall

3'8" x 10'5" (1.14m x 3.20m)

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

### Living Room

15'5" x 16'10" (4.72m x 5.15m)

The living room has laminate wood-effect flooring, two radiators, a feature panelled wall, an in-built storage cupboard, open -plan access to the kitchen and double French doors opening out to the sunroom.

### Kitchen

10'7" x 8'1" (3.23m x 2.47m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, gas hob, extractor fan, dishwasher, washing machine machine & fridge freezer, recessed spotlights, tiled flooring and a UPVC double-glazed window to the front elevation.

### Sunroom

6'7" x 15'5" (2.01m x 4.72m)

The sunroom has tiled flooring, recessed spotlights and full-height windows to the rear elevation.

### W/C

3'2" x 6'8" (0.97m x 2.04m)

This space has a concealed low level dual flush W/C, a pedestal wash basin, tiled flooring and a UPVC double-glazed obscure window to the front elevation.

## FIRST FLOOR

### Landing

The landing has carpeting flooring, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

### Master Bedroom

12'8" x 10'4" (3.88m x 3.17m)

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

### En-Suite

5'0" x 6'7" (1.54m x 2.01m)

The en-suite has a concealed low level dual flush W/C, a wall-mounted wash basin, a shower enclosure with a shower fixture, a wall-mounted electric washing point, a radiator, partially tiled walls, tiled flooring, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

### Bedroom Two

10'5" x 8'10" (3.18m x 2.70m)

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

### Bedroom Three

11'3" x 6'4" (3.45m x 1.95m)

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

### Bathroom

6'3" x 3'6" (1.91m x 1.09m)

The bathroom has a concealed low level dual flush W/C, a wall-mounted wash basin, a double ended panelled bath with a shower fixture, a heated towel rail, partially tiled walls, tiled flooring, recessed spotlights and an extractor fan.

## OUTSIDE

### Front

To the front of the property is access to allocated parking spaces, a paved area and courtesy lighting.

### Rear

To the rear of the property is enclosed south-facing garden with a paved patio, a decked seating area, plants and shrubs and fence panelling boundary's.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – OFNL, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 940Mbps & Highest upload speed at 940Mbps

Phone Signal – Coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough 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.

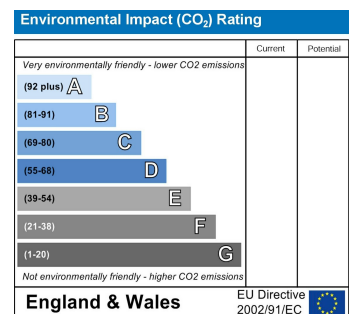
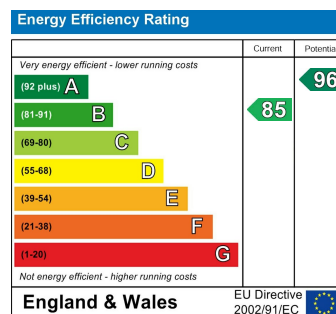
The vendor has advised the following:

Property Tenure is Freehold

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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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