

HoldenCopley

PREPARE TO BE MOVED

Linden Grove, Gedling, Nottingham NG4 2QU

Guide Price £300,000 - £350,000

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GUIDE PRICE £300,000 - £325,000

LOCATION LOCATION LOCATION...

This three-bedroom detached bungalow offers deceptively spacious accommodation, making it an ideal choice for a variety of buyers eager to personalise and make it their own. Nestled in a sought-after location, the property is within close proximity to a range of local amenities, including the scenic Gedling Country Park, shops, excellent transport links and reputable school catchments. Inside, the accommodation features an entrance hall, a spacious living room, a well-appointed fitted kitchen, a bright conservatory, three generous bedrooms and a four-piece bathroom suite. Additional storage is provided by the easily accessible boarded loft. Externally, the property boasts a driveway and garage at the front, while the rear showcases a private, south-facing, low-maintenance garden, perfect for relaxation and outdoor entertainment.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Conservatory
- Four Piece Bathroom Suite
- South Facing Rear Garden
- Garage
- Off Street Parking
- Must Be Viewed





ACCOMMODATION

Entrance Hall

10'11" x 4'1" (3.34m x 1.27m)

The entrance hall has carpeted flooring, a radiator, coving, recessed spotlights, access to the partially boarded loft via a drop-down ladder and a single door providing access into the accommodation.

Hall

9'4" x 3'2" (2.84m x 0.97m)

The hall has carpeted flooring, a built-in cupboard, coving and recessed spotlights.

Kitchen

8'6" x 9'7" (2.61m x 2.94m)

The kitchen has a range of fitted base and wall units with worktops, an integrated double oven, an electric hob with an extractor fan, a composite sink and a half with a drainer and a swan neck mixer tap, an integrated fridge and freezer, tiled flooring, partially tiled walls, a radiator, coving, recessed spotlights and a UPVC double-glazed bow window to the front elevation.

Living Room

12'0" x 28'4" (3.66m x 8.64m)

The living room has a UPVC double-glazed bow window to the side elevation, carpeted flooring, two radiators, coving, recessed spotlights, sliding patio doors providing access out to the garden and double French doors providing access into the conservatory.

Conservatory

12'3" x 9'8" (3.75m x 2.97m)

The conservatory has UPVC double-glazed windows, wall-mounted light fixtures, a polycarbonate roof, a radiator, tile-effect flooring and a single UPVC door providing access out to the garden.

Master Bedroom

10'0" x 11'6" (3.05m x 3.51m)

The main bedroom has sliding patio doors providing access out to the garden, carpeted flooring, a radiator, fitted wardrobes with a matching dressing table, coving and recessed spotlights.

Bedroom Two

8'11" x 9'8" (2.73m x 2.96m)

The second bedroom has a UPVC double-glazed bow window to the front elevation, carpeted flooring, a radiator, fitted wardrobes and over the head cupboards and coving.

Bedroom Three

7'1" x 11'9" (2.16m x 3.59m)

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

Bathroom

8'3" x 8'11" (2.51m x 2.72m)

The bathroom has a low level flush concealed W/C, a wash basin with fitted storage, a corner fitted panelled bath with a hand-held shower, a fitted shower enclosure with a mains-fed shower, wood-effect flooring, two radiators, a heated towel rail, partially tiled walls, coving, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a garden with a lawn, decorative stones, various plants, a driveway and a garage.

Rear

To the rear of the property is a southerly aspect facing garden with a fence panelled boundary, a patio, decorative stones and various plants.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Most 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

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 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.

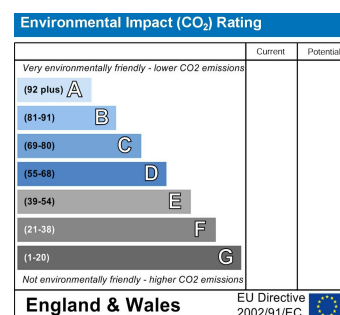
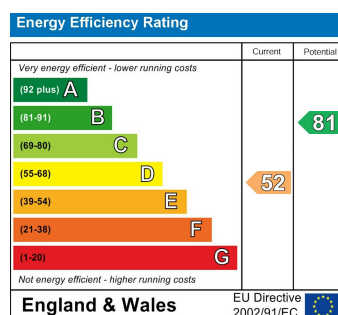
The vendor has advised the following:

Property Tenure is Freehold

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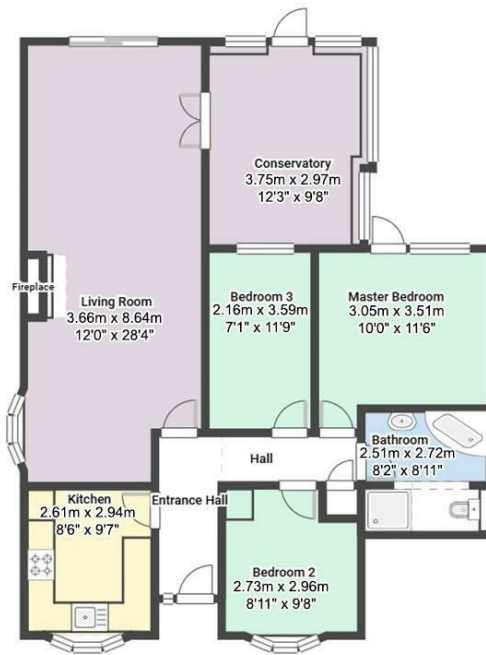
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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