

HoldenCopley

PREPARE TO BE MOVED

Linden Place, Mapperley, Nottinghamshire NG3 5RB

Guide Price £295,000 - £325,000

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GUIDE PRICE £295,000 - £315,000

NO UPWARD CHAIN...

Offered to the market with no upward chain, this spacious three-bedroom end-terrace home is ideal for families looking for generous living space in a highly convenient location. Tucked away in a quiet cul-de-sac, the property is just a short stroll from the vibrant Mapperley Top, home to a variety of shops, eateries, local amenities, and regular bus links into Nottingham City Centre. To the ground floor, a welcoming entrance hall leads into a spacious reception room featuring a bay-fronted window that floods the space with natural light. At the rear is a modern kitchen diner, perfect for both everyday meals and entertaining, which opens into a conservatory, offering an additional versatile living area. A convenient ground floor W/C completes the downstairs layout. Upstairs, the property offers two double bedrooms and a comfortable single bedroom. The main bedroom benefits from its own en-suite, while a family bathroom serves the remaining rooms. Outside, the front of the property features a driveway providing off-road parking for two vehicles, along with access to the garage. To the rear is a private enclosed garden that's also a real sun trap, with a gravelled patio area, decked seating, a well-maintained lawn, and a selection of mature trees and shrubs, creating a lovely outdoor space to enjoy throughout the year.

MUST BE VIEWED!





- End-Terrace House
- Three Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Conservatory
- Ground Floor W/C
- En-Suite & Family Bathroom
- Driveway & Garage
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6*3" x 10*3" (1.92m x 3.14m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator, ceiling coving and a single door providing access into the accommodation.

Living Room

17*8" x 10*9" (5.41m x 3.28m)

The living room has laminate wood-effect flooring, two radiators, ceiling coving and a UPVC double-glazed bay window to the front elevation.

Kitchen Diner

17*5" x 10*7" (5.33m x 3.25m)

The kitchen diner has a range of fitted base and wall units with quartz worktops and a breakfast bar, a sink with mixer tap, an integrated oven with a gas ring hob, an extractor fan, a wine cooler, fridge freezer & dishwasher, an in-built cupboard, recessed spotlights, a vertical radiator, laminate wood-effect flooring, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

Conservatory

10*2" x 9*7" (3.10m x 2.94m)

The conservatory has laminate wood-effect flooring, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

W/C

6*3" x 2*10" (1.91m x 0.87m)

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

FIRST FLOOR

Landing

3*0" x 9*8" (0.92m x 2.96m)

The landing has carpeted flooring, ceiling coving, an in-built cupboard, a UPVC double-glazed obscure window to the side elevation and access to the first floor accommodation.

Master Bedroom

13*10" x 8*11" (4.24m x 2.73m)

The main bedroom has carpeted flooring, a radiator, ceiling coving, in-built wardrobes, access to the en-suite and a UPVC double-glazed window to the rear elevation.

En-Suite

3*6" x 8*4" (1.09m x 2.55m)

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

Bedroom Two

10*10" x 9*0" (3.31m x 2.75m)

The second bedroom has carpeted flooring, a radiator, ceiling coving, in-built wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Three

8*2" x 6*5" (2.49m x 1.96m)

The third bedroom has carpeted flooring, a radiator, ceiling coving, access to the loft and a UPVC double-glazed window to the front elevation.

Bathroom

6*4" x 8*3" (1.95m x 2.54m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, a radiator, partially tiled walls, recessed spotlights, an extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is access to off-road parking for two vehicles, a garage, gated access to the rear garden and a range of shrubs.

Rear

To the rear of the property is an enclosed garden with a gravelled patio, a decked seating area, a lawn, mature trees and shrubs and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at

1800Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 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 - Gedling Borough 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

Service Charge in the year marketing commenced (£PA): £522.33

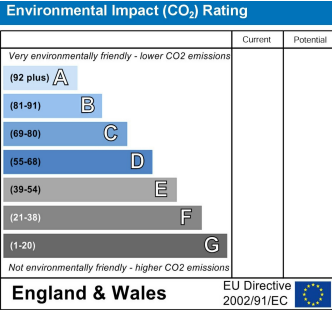
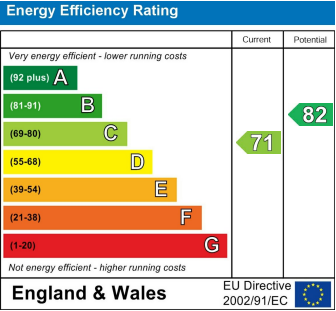
The information regarding service charges has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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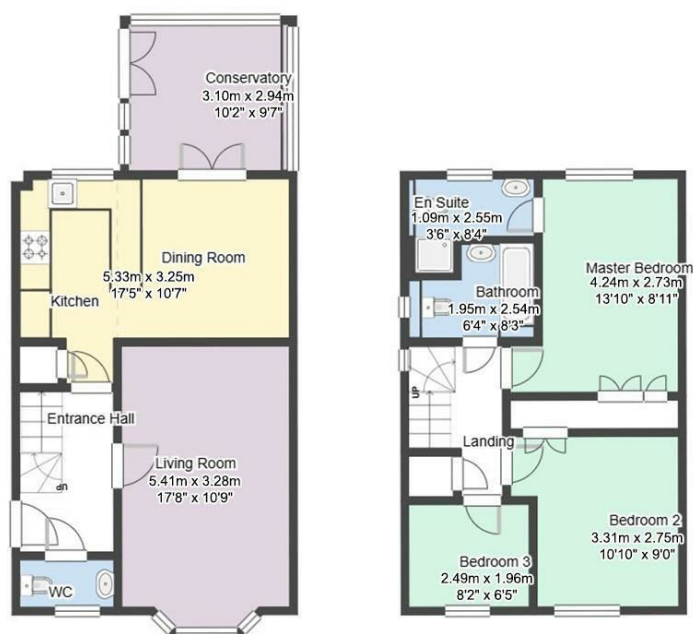
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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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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