

# HoldenCopley

PREPARE TO BE MOVED

Pates Close, Linby, Nottingham NG15 8JY

---

£1,500 PCM



Pates Close, Linby, Nottingham NG15 8JY





## PERFECT FAMILY HOME...

This four-bedroom detached house in the desirable village of Linby offers spacious, modern luxury accommodation, ideal for families. Coming to the market un-furnished, it features ample built-in storage and is conveniently located near shops, village pubs, a good selection of primary schools within walking distance and transport links with Hucknall tram & train stop just a 5 minute drive away & a 20 minute walk with additional transport links to Nottingham City Centre. On the ground floor, the inviting entrance hall leads to a spacious living room and a modern fitted kitchen/diner with a range of high-spec integrated appliances and French doors leading to the rear garden. Additionally, there is a utility room and a downstairs WC. The first floor comprises four good-sized bedrooms, with the master bedroom enjoying an en-suite bathroom, while the others share a modern three-piece bathroom suite. Externally, the front of the house boasts a decorative stoned area with plants and shrubs, a pathway to the entrance, a driveway, and a garage for ample off-street parking. The rear features an enclosed landscaped garden with a lawn, a paved seating area, decorative plants and shrubs, and a fence with gated access. This property will be available for occupancy in mid-August

MUST BE VIEWED!





- Detached House
- Four Bedrooms
- Modern Fitted Kitchen/Diner
- Spacious Living Room
- Utility Room & Downstairs WC
- Three Piece Bathroom & En-Suite To Master
- Rear Enclosed Garden
- Garage & Drive Providing Off Street Parking
- Sought After Location
- 360 Virtual Tour











## ACCOMMODATION

### GROUND FLOOR

#### Hallway

10'7" x 7'1" (3.23 x 2.16)

The hallway has tiled flooring and carpeted stairs, radiator, smoke alarm and a single composite door providing access into the accommodation

#### Living Room

19'10" x 11'8" (6.06m x 3.56m)

The living room has carpeted flooring, TV stand, two radiators and a range of UPVC double glazed windows

#### Kitchen/Diner

19'10" x 10'0" (6.06m x 3.06m)

The kitchen/diner has tiled flooring, recessed ceiling spotlights, a range of fitted wall and base units with fitted worksurfaces, integrated fridge/freezer, integrated washing machine, integrated dishwasher, integrated oven with gas hobs, stainless steel splashback and an over hood extractor fan, stainless steel sink and a half with a drainer and mixer taps, two radiators, space for a dining table and chairs, two UPVC double glazed windows and UPVC double glazed French doors providing access to the rear garden

#### Utility

7'0" x 5'9" (2.15m x 1.76m)

The utility room has tiled flooring, a range of fitted wall and base units with fitted worksurfaces, a stainless steel sink with a drainer and mixer taps with an extractor fan and a radiator

#### WC

5'10" x 3'8" (1.79 x 1.13)

This area has tiled flooring, fully tiled walls, pedestal washbasin with mixer taps, low level dual flush WC, a radiator and extractor fan

### FIRST FLOOR

#### Landing

12'9" x 10'7" (3.91m x 3.24m)

The landing has carpeted flooring, access to an in-built storage room, smoke alarm, radiator, loft hatch, UPVC double glazed window and provides access to the first floor accommodation

#### Master Bedroom

10'11" x 10'7" (3.33m x 3.23m)

The main bedroom has carpeted flooring, in-built double wardrobe, radiator, UPVC double glazed window and provides access to the en-suite

#### Ensuite

8'7" x 4'7" (2.63m x 1.42m)

The en-suite has tiled flooring, fully tiled walls, recessed ceiling spotlights, pedestal washbasin with mixer taps, low level dual flush WC, double walk-in shower enclosure with a wall mounted mains-fed shower, radiator, extractor fan and a UPVC double glazed obscure window

#### Bedroom Two

11'10" x 9'5" (3.62m x 2.89m)

The second bedroom has carpeted flooring, free standing triple wardrobe, radiator and UPVC double glazed window

#### Bedroom Three

10'1" x 8'0" (3.08m x 2.46m)

The third bedroom has carpeted flooring, radiator and two UPVC double glazed windows

#### Bedroom Four

10'6" x 6'7" (3.22m x 2.01m)

The fourth bedroom has carpeted flooring and a UPVC double glazed window

#### Bathroom

6'7" x 5'6" (2.01m x 1.68m)

The bathroom has tiled flooring and fully tiled walls, recessed ceiling spotlights, pedestal washbasin with mixer taps, low level dual flush WC, panelled bath with mixer taps and a mains-fed wall mounted shower with a shower screen, radiator, extractor fan and a UPVC double glazed obscure window

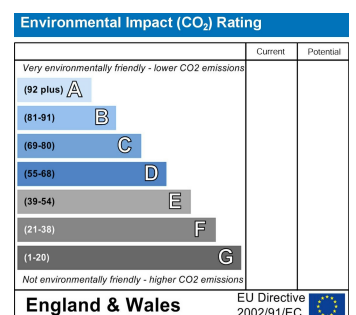
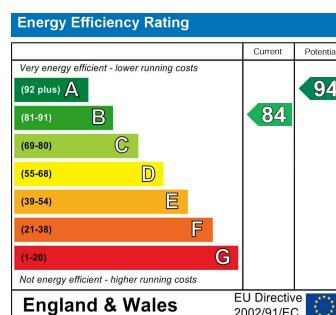
### OUTSIDE

#### FRONT

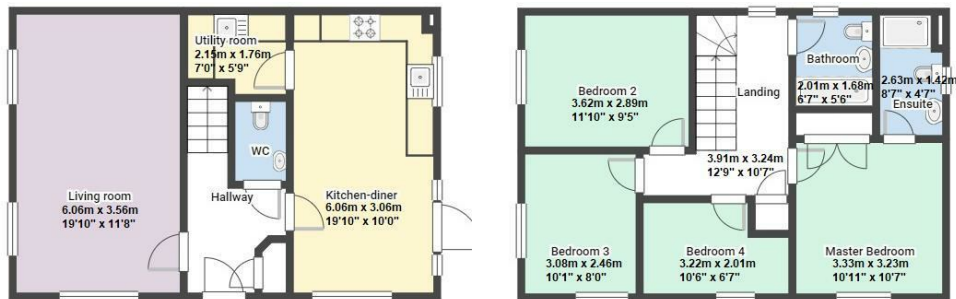
Outside to the front is decorative stones, a range of decorative plants and shrubs, pathway leading to the accommodation with access to the garage and a driveway providing ample off street parking

#### REAR

To the rear is an enclosed garden landscaped garden with a lawn, paved seating area, with a decorative border with a range of plants and shrubs and a fence surround



# Pates Close, Linby, Nottingham NG15 8JY



## 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.  
© HoldenCopley

## 01158228800

4 Croft Road, Arnold, Nottingham, NG5 7DX

[lettings@holdencopley.co.uk](mailto:lettings@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.