



Church View, Linby, Nottingham, NG15 8FX

Guide Price £140,000-£150,000 Leasehold


MARTIN&CO

Church View, Church Lane, Linby

2 Bedrooms, 1 Bathroom

Guide Price £140,000-£150,000

- Spacious Duplex Apartment
- Sought After Village Location
- Peaceful Development
- Open Plan Living
- Two Allocated Parking Spaces
- No Onward Chain
- Leasehold

GUIDE PRICE £140,000-£150,000. Situated in an attractive and well maintained development in the sought after village is a spacious two bedroom duplex apartment. Briefly comprising of an entrance hall with cloakroom, open plan L-Shaped living/dining/kitchen, the upper floor offers two well proportioned double bedrooms and a bathroom. The property also benefits from two allocated parking spaces and is being sold with no onward chain.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HALLWAY With fitted carpet, wall mounted electric storage heater, intercom system, stairs rising to the first floor and ceiling light.

OPEN PLAN LIVING/DINING/KITCHEN 21' 9" x 14' 7" (6.63m x 4.44m) The living areas has a fitted carpet, UPVC double glazed window to the rear elevation, wall mounted electric storage heater and ceiling light. The fitted kitchen comprises of a range of high and low level units with a rolled edge worktop over incorporating a 1 1/2 bowl stainless steel sink and drainer, splash back tiling, integrated electric oven, inset electric hob with extractor hood over, washing machine and dishwasher plumbing, vinyl floor covering, UPVC double glazed window to the rear elevation and ceiling light.

CLOAKROOM With a low flush WC, pedestal wash, hand basin vinyl floor covering and fitted ceiling spotlight.

LANDING With a fitted carpet, airing cupboard and ceiling light.

MASTER BEDROOM 15' 10" reducing to 8' 3" x 14' 8" (4.83m x 4.47m) With a fitted carpet, wall mounted electric panel heater, Velux window and two ceiling lights.

BEDROOM TWO 12' 5" x 8' 11" (3.78m x 2.72m) With a fitted carpet wall mounted electric panel heater, Velux window and ceiling light.

BATHROOM Comprising of a panelled bath with a chrome mixer tap and shower attachment over, low flush WC, pedestal wash hand basin, vinyl floor covering, heated towel rail, part wall tiling, Velux window and ceiling light.

EXTERNAL The development benefits from a well-maintained communal garden area and there is allocated parking for two vehicles and further visitor parking









Martin & Co Hucknall

36a High Street • Hucknall • Nottingham • NG15 7HG
T: 0115 871 5461 • E: hucknall@martinco.com

0115 871 5461

<http://www.martinco.com>

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