



*Linton Avenue*

*Edwinstowe*



Offers in the Region Of £285,000

**Chadwells**  
Estate & Letting Agents





*Beautifully Presented Detached  
Bungalow... with No Upward  
Chain...*





*Linton Avenue*





# *Welcome*

Beautifully Presented Detached Bungalow... with No Upward Chain...Tucked away in a private cul de sac. As you walk inside, you will be welcomed into the south facing sun room before entering into the bright and spacious lounge with open plan dining room, kitchen, family bathroom with both shower and bath facilities plus two good sized bedrooms. The property benefits from both gas central heating throughout the property and heat source units which are in the living room and kitchen. Not only is the internal of this property impressive the external will not disappoint with a beautifully manicured low maintenance front garden and private driveway for off street parking leading to single garage. There is also side access to the rear of the property where you will find another well stocked and very low maintenance rear garden. This property also benefits from having solar panels with ownership outright to the owner. This property isn't expected to be around for long so contact our office today and arrange a viewing!



# Step inside...

## **South Facing Sunroom** *4' 11" x 13' 7" (1.49m x 4.15m)*

Beautifully inviting with uPVC windows and double doors to the front aspect, carpet, wall lights, blinds and radiator.

## **Lounge/Diner** *23' 5" x 13' 8" (7.14m x 4.16m)*

The spacious and bright lounge/diner benefits from dual aspect windows to the front and rear of the property. uPVC patio doors to the rear aspect. Carpet flooring, ceiling lights, TV aerial, wall lights, brick feature fireplace with tiled hearth which is ideal for open fires or conversion to a log burner or a more traditional fire. There are two gas central heating radiators and the added benefit of air source heating pump that can be converted to air conditioning at a small cost.

## **Kitchen** *11' 4" x 9' 5" (3.46m x 2.86m)*

Fitted with a range of matching wall and base units having roll top worksurfaces. 1 1/2 sink, integrated oven, gas hob and extractor fan and plumbing for a washing machine. Tiled flooring, strip light, TV aerial, air source heating pump, uPVC window to the rear aspect and composite door to the side of the property.

## **Hallway**

Carpet, hot water tank cupboard which is ideal for airing clothes, and access to fully boarded loft that also has a fitted loft ladder, electrics and lighting.

## **Master bedroom** *10' 7" x 12' 8" (3.23m x 3.85m)*

With built in wardrobes, front aspect uPVC windows, radiator, ceiling and wall light fittings, blinds and carpet flooring.

## **Bedroom Two** *13' 5" x 8' 3" (4.08m x 2.52m)*

Built in wardrobe, uPVC window to the rear aspect, radiator, ceiling light fitting, blinds and carpet flooring.

## **Family Bathroom** *8' 8" x 8' 4" (2.63m x 2.54m)*

Fitted with a three piece suite comprising of a bath, basin set in a vanity unit and low flush WC plus the added benefit of a separate shower unit. Obscure uPVC window to the rear aspect, ceiling light, heated ladder towel rail, extractor fan and vinyl flooring.

## **Externally**

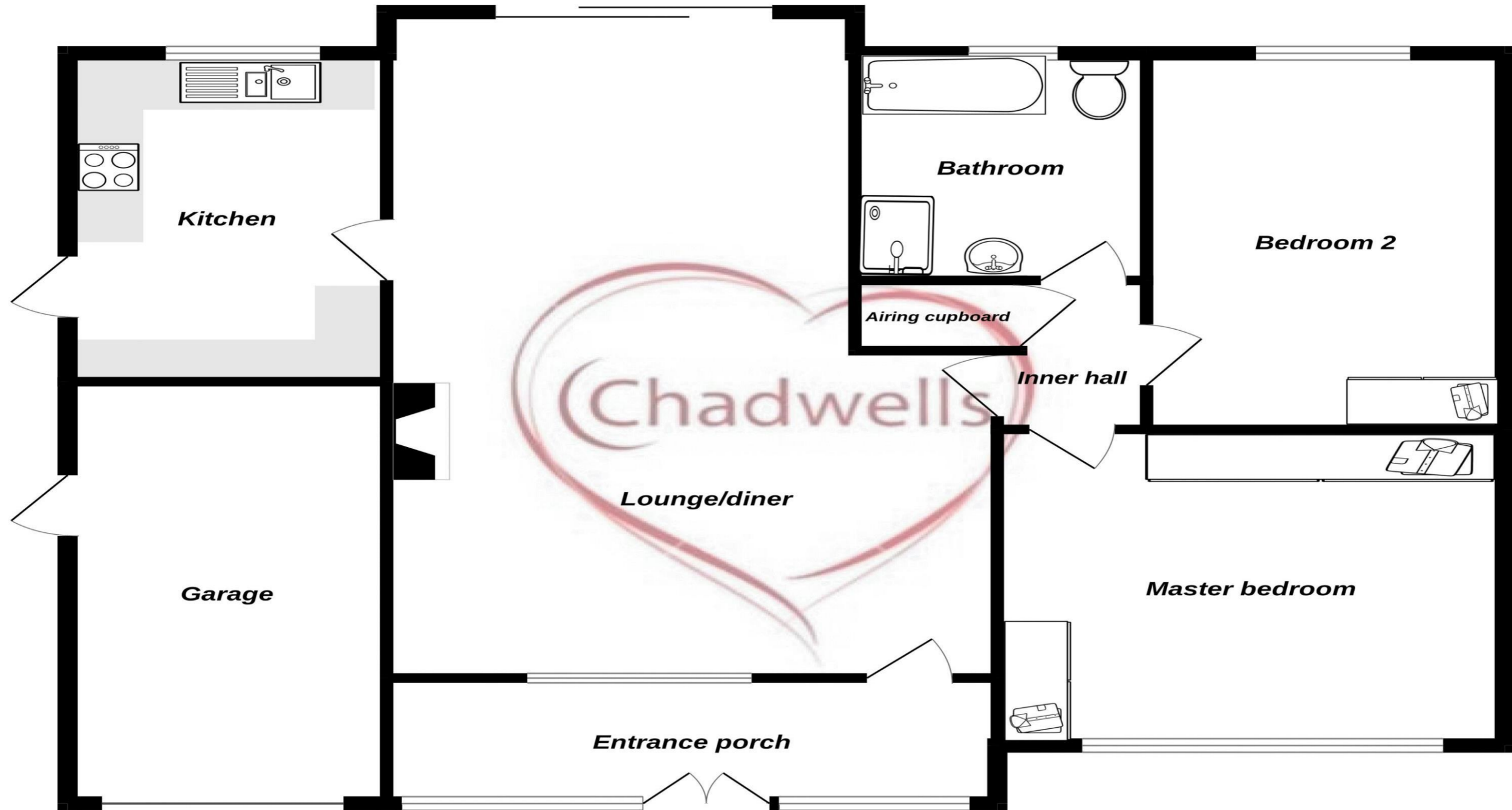
To the front of the property you have a well maintained, low maintenance front garden that has established shrubs, decorative stones and paving. A private driveway for off street parking leading to single garage, side access to the rear of the property where you will find another well stocked and low maintenance rear garden. This property also benefits from having solar panels with ownership outright to the owner.

## **Garage**

Up and over garage door, electricity, strip lighting and side door giving easy access to the rear of the property.



# Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024





*Selling Homes with Bespoke Lifestyle Photography*

**Chadwells**  
Estate & Letting Agents

If you'd like to view this amazing  
property, give us a call.

We'd Love To Show You Around!

Telephone: 01623 861 861

The logo for Chadwells Estate & Letting Agents. It features a large, stylized red letter 'C' on the left. To the right of the 'C', the word 'Chadwells' is written in a red, serif font. Below 'Chadwells', the words 'Estate & Letting Agents' are written in a smaller, red, sans-serif font.

**Chadwells**  
Estate & Letting Agents