



6 Linden Place, Mapperley, Nottingham, NG3 5RB

Guide Price £350,000

DavidJames
the estate agent



6 Linden Place

Mapperley, Nottingham

GUIDE PRICE £350,000 – £375,000. Impressive four double bedroom townhouse with modern design, ample living space, and desirable location. Stylish interior, garage, and lawned garden with decking.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Spacious, modern three storey end townhouse
- Four double bedrooms (two bedrooms to the second floor and two to the ground floor)
- Spacious entrance hall with storage/bike cupboard, ground floor Wc and separate utility room
- First floor lounge/dining room with glazed double doors to the dining kitchen
- First floor dining kitchen with grey handleless units and integrated double oven, hob, extractor dishwasher and fridge/freezer
- Principal bedroom with extensive built-in wardrobes and en-suite shower room/Wc
- Second floor bathroom/Wc with white suite and mixer shower
- Combination gas central heating, UPVC double glazing, alarm system
- Tandem driveway provides parking, garage
- Enclosed lawned rear garden with decking area and open outlook to the rear







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

139.66 m²

1503.27 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

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