



# £290,000-£300,000

GUIDE PRICE

LINDEN PLACE  
MAPPERLEY PLAINS

- THREE BEDROOMS
- EN SUITE
- MODERN KITCHEN/DINER
- CONSERVATORY
- GARAGE
- POPULAR LOCATION
- EPC C



## Three Bedroom Home Tucked Away in a Quiet Cul-de-Sac

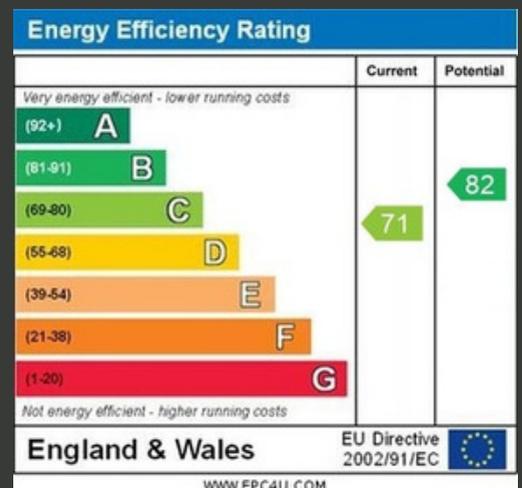
THIS END-TOWN HOUSE IS OFFERED TO THE MARKET WITH NO UPWARD CHAIN AND OCCUPIES A CUL-DE-SAC POSITION WITHIN A HIGHLY DESIRABLE LOCATION, PROVIDING CONVENIENT ACCESS TO MAPPERLEY'S AMENITIES. IT IS ALSO JUST A SHORT WALK FROM GEDLING COUNTRY PARK, AS WELL AS THE NEARBY SAINSBURY'S LOCAL AND THE POPULAR SPRING LANE FARM SHOP.

THE ACCOMMODATION BEGINS WITH A WELCOMING ENTRANCE HALL, COMPLETE WITH A DOWNSTAIRS WC. FROM HERE, THE LOUNGE OFFERS A BRIGHT AND INVITING LIVING SPACE, ENHANCED BY A BAY WINDOW OVERLOOKING THE FRONT OF THE PROPERTY. TO THE REAR, THE STYLISH DINING KITCHEN IS FITTED WITH SLEEK HIGH-GLOSS WHITE UNITS AND A RANGE OF INTEGRATED APPLIANCES, INCLUDING A FRIDGE FREEZER AND DISHWASHER. A BREAKFAST BAR PROVIDES A PERFECT SPACE FOR CASUAL DINING, WHILE THE ADJOINING DINING AREA IS IDEAL FOR FAMILY MEALS AND ENTERTAINING. FRENCH DOORS LEAD THROUGH TO A CONSERVATORY, WHICH OPENS OUT ONTO THE REAR GARDEN.

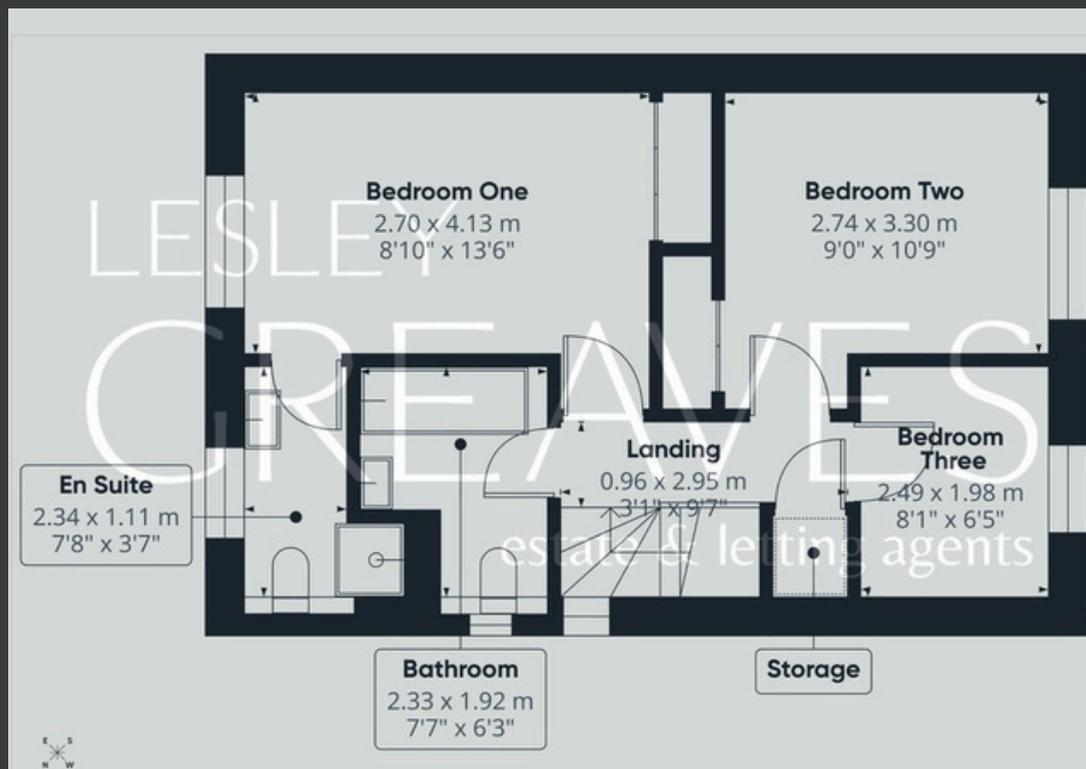
TO THE FIRST FLOOR, THE LANDING FEATURES A USEFUL STORAGE CUPBOARD AND PROVIDES ACCESS TO ALL THREE BEDROOMS AND THE FAMILY BATHROOM. THE MASTER BEDROOM BENEFITS FROM FITTED WARDROBES AND A PRIVATE EN-SUITE WARDROBE, WHILE THE BEDROOM IS IDEAL FOR USE AS A HOME OFFICE OR NURSERY. THESE ROOMS ARE SERVED BY THE FAMILY BATHROOM, WHICH INCLUDES A THREE-PIECE SUITE WITH A SHOWER OVER THE BATH.

EXTERNALLY, THE PROPERTY BOASTS A PRIVATE, ENCLOSED REAR GARDEN AND FEATURES A DECKED SEATING AREA, PERFECT FOR OUTDOOR RELAXATION. FURTHER BENEFITS INCLUDE A GARAGE AND OFF-ROAD PARKING.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 84 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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