

7 high street  
hucknall  
nottingham  
NG15 7HJ

**need2view**  
property services  
Sales & Lettings

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**2 LINNET WAY  
HUCKNALL  
NOTTINGHAMSHIRE  
NG15 6UX**



**£270,000**

**VIEWING**

By appointment through the selling agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ.

**TENURE**

Freehold

- Three Storey End Townhouse
- Four Bedrooms
- EnSuite To The Master Bedroom
- Ground Floor W.C.
- Beautifully Renovated
- Air Conditioning and Thermal Shutters Throughout
- Underfloor Heating To Shower Room and Ensuite
- Garage
- Viewing Highly Recommended To Appreciate the Quality Throughout This Modern Home!

## 2 LINNET WAY, HUCKNALL, NOTTINGHAMSHIRE

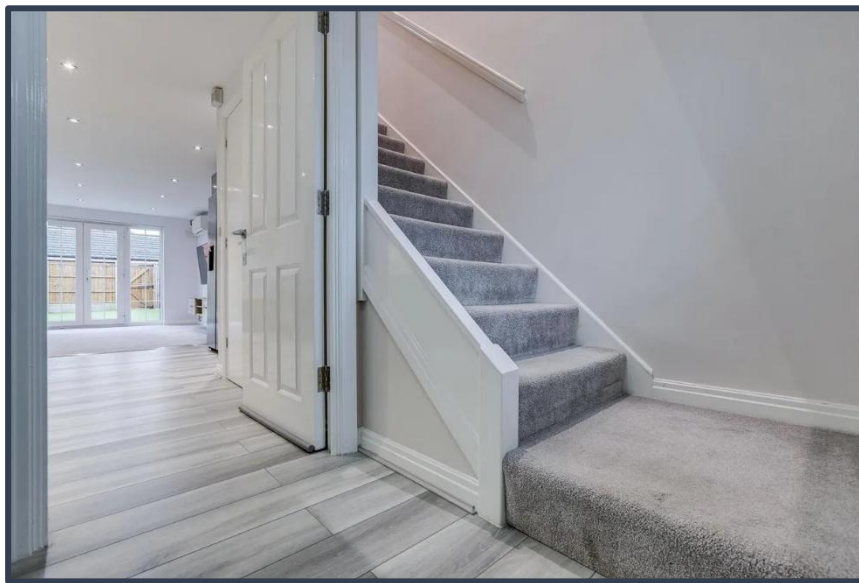
Need2View are delighted to market this **STUNNING**, three storey, four bedroom, modern family home located on a quiet street in the sought after town of Hucknall in Nottinghamshire, close to local amenities, good schools and excellent transport links to Nottingham City Centre.

The property offers an open plan living room/kitchen and a W.C. to the ground floor, the first floor has two good sized bedrooms and the family wet room and finally the second floor has a further two bedrooms with an ensuite to the master. The property has an easy to maintain, enclosed rear garden and access to a garage for off street parking.

Entrance door into:

### HALLWAY

With stairs to the first floor landing, access to the ground floor rooms, ceiling light point.



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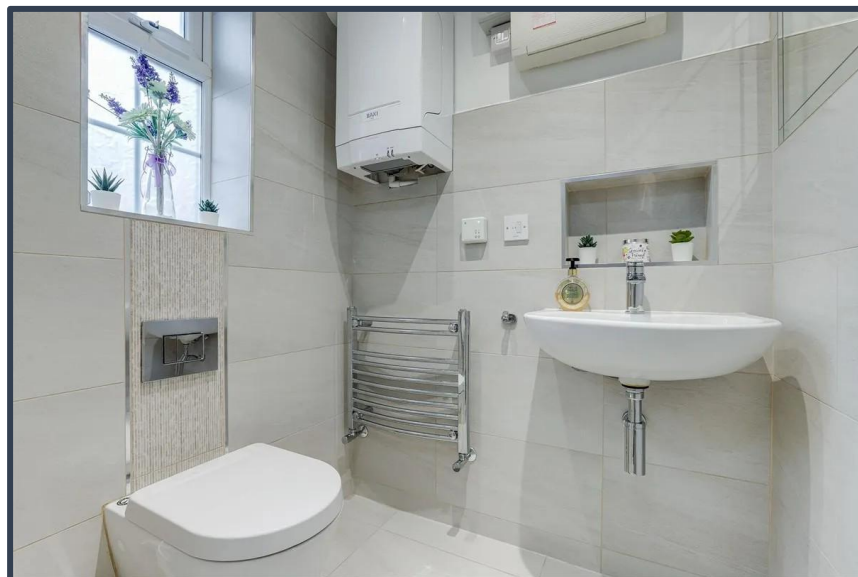
### KITCHEN/LOUNGE

**26'5" x 12'4"** A spacious, open plan family room with UPVC double glazed patio doors to the rear, a kitchen area fitted with a range of wall and base units in a grey finish with coordinating work surfaces, space and plumbing for a washing machine, space and plumbing for a fridge freezer, integrated oven, four ring gas hob, extractor fan, stainless steel sink with mixer tap, access to storage cupboard, radiator, power points and ceiling spotlights.



### GROUND FLOOR W.C.

With UPVC double glazed opaque window to the front, low level flush W.C., a wall mounted wash hand basin with stainless steel mixer taps, a wall mounted HIVE boiler, floor to ceiling tiles, a chrome heated towel radiator and ceiling light points.

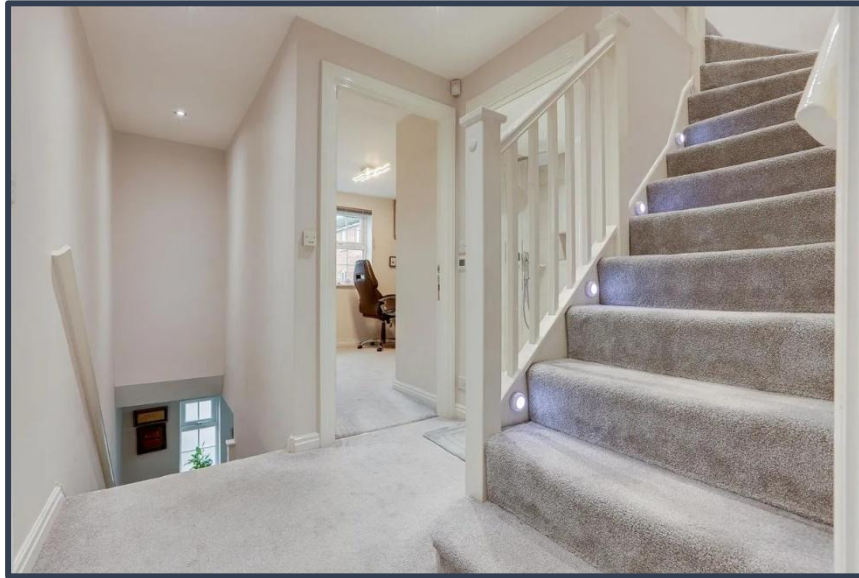




## 2 LINNET WAY, HUCKNALL, NOTTINGHAMSHIRE

### FIRST FLOOR LANDING

With access to the second floor landing, access to two bedrooms and the family wet room, radiator and ceiling spotlight.



### BEDROOM TWO

14" x 12'4" With UPVC double glazed window to the rear, radiator, power and ceiling light points.



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**BEDROOM FOUR/OFFICE**

**12'9" x 10'7"** With UPVC double glazed windows to the front, radiator, power and ceiling light points.



**WET ROOM**

**8'7" x 5'6"** With a wall mounted wash hand basin with stainless steel mixer tap, waterfall style and hand held shower, a low flush W.C., wall mounted storage unit, heated mirror, floor to ceiling tiling, a chrome heated towel rail radiator, underfloor heating and ceiling spotlights.



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### SECOND FLOOR LANDING

With access to all second floor accommodation, storage cupboard, radiator and ceiling spotlights.

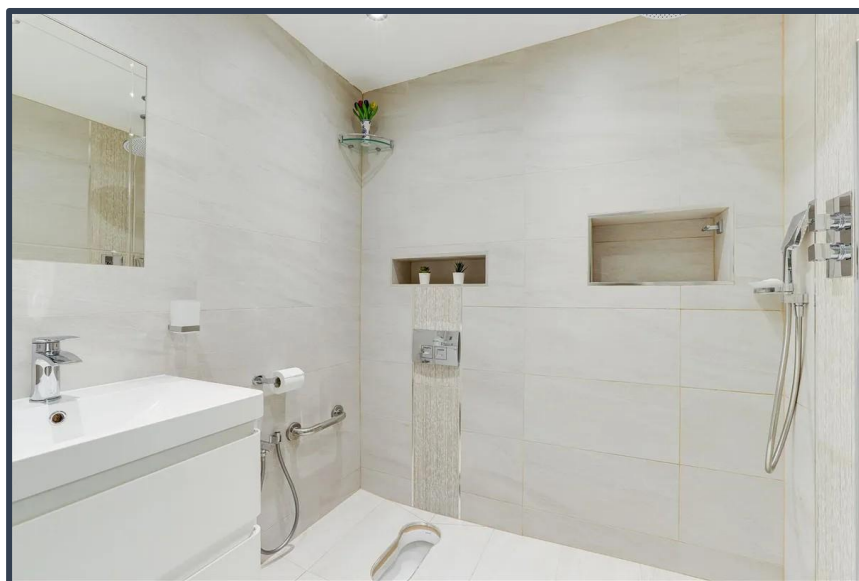
### MASTER BEDROOM

14" x 12'3" With UPVC double glazed window to the rear, large fitted wardrobe, air conditioning unit, access to the ensuite, radiator, power and ceiling light point.



### EN SUITE

With low level dual flush W.C. with a douche pipe, a wall mounted wash hand basin with built in storage and stainless steel mixer tap, waterfall style hand held shower, a heated mirror, a chrome towel radiator, floor to ceiling tiles, underfloor heating and ceiling spotlights.





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### **BEDROOM THREE**

**12'5" x 10'9"** With UPVC double glazed windows with secondary glazing to the front, over bed fitted storage unit, air conditioning unit, radiator, power and ceiling light points.

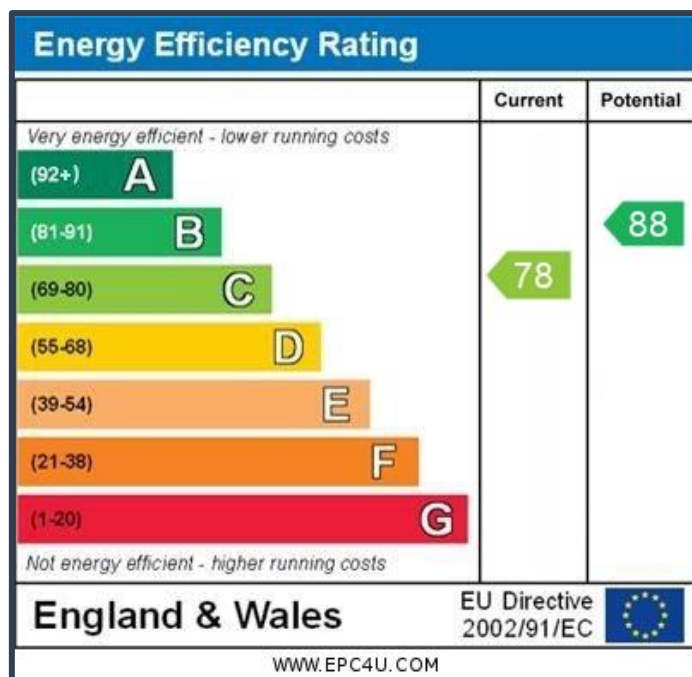


### **OUTSIDE**

To the rear of the property there is a good sized, easy to maintain garden with a small patio area and a section with artificial lawn, all enclosed with fencing. Behind the property there is also access to a garage which has power and lighting.



**EPC GRAPH**



**ADDITIONAL INFORMATION**

**Local Council** – Ashfield District Council

**Council Tax Band** – C

**Primary School** – Hillside Primary and Nursery School

**Secondary School** – The National School/Holgate Academy

**Stamp Duty on Asking Price:** £3,500 (Additional costs may apply if being purchased as a second property)



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FLOOR PLAN



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.

## **2 LINNET WAY, HUCKNALL, NOTTINGHAMSHIRE**

### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.