



£270,000

Webster Close, Linby, Nottingham,

Welcome to **BuckleyBrown**, where every home is carefully presented, so you can explore with clarity and confidence.

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"A beautifully presented three-bedroom semi-detached home, finished in neutral decor throughout and ready for immediate occupation. Offering well-proportioned accommodation and a move-in ready finish, this property is expected to appeal to a wide range of buyers."

- Jon, Director



## DON'T JUST LIVE HERE, OWN IT

*A delightful three-bedroom semi-detached home offering generous and well-balanced accommodation across two floors.*

The property benefits from bright and airy living spaces, well-proportioned bedrooms, and a practical layout suited to modern family living. Ready for immediate occupation and has been maintained to a high standard by the current owners.



## THE FINER DETAILS

This beautifully presented three-bedroom semi-detached home offers spacious, modern accommodation, thoughtfully designed to suit contemporary family living.

The property is entered via a welcoming entrance hall which provides access to a spacious and highly versatile living room, ideal for a variety of layouts. To the rear is a modern open-plan kitchen/dining room, offering an excellent space for both everyday living and entertaining, with French doors opening onto the rear garden. A convenient ground floor WC completes the accommodation on this level.

To the first floor, a spacious landing provides access to three generous bedrooms, two of which benefit from built-in wardrobes. The master bedroom is further enhanced by an en suite shower room, while a well-appointed family bathroom serves the remaining bedrooms.

Externally, the property benefits from a private double-width driveway to the front, providing ample off-road parking. To the rear is a beautifully landscaped garden featuring a well-maintained lawn and a paved patio seating area, creating an attractive outdoor space ideal for relaxing and entertaining.

Not to mention the front of the property lies across from a multipurpose green space great for those with children and pets.





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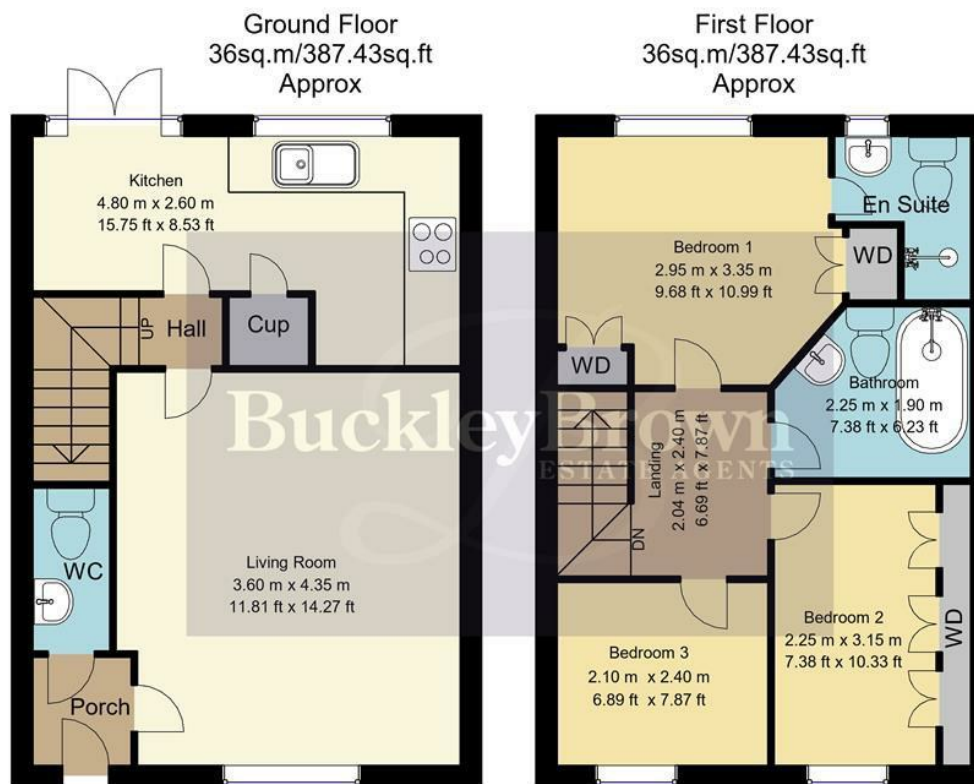
## LIFE IN LINBY

*Linby is a highly sought-after and picturesque Nottinghamshire village, known for its historic charm, stone-built cottages, and strong sense of community.*

Surrounded by open countryside and woodland walks, it offers a peaceful semi-rural lifestyle while still being conveniently placed for access to nearby towns and Nottingham city centre. The village retains a traditional feel, with attractive streetscapes and a welcoming local atmosphere.

Day-to-day amenities are well supported in nearby Hucknall, which provides a range of shops, supermarkets, cafes, and leisure facilities, along with excellent transport links including tram and rail services into Nottingham. Linby is also well regarded for its access to reputable schooling and outdoor recreation, making it particularly popular with families and those seeking a balance between countryside living and urban convenience.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

## Key Features

Beautifully presented throughout

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Spacious and versatile accomodation

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Modern open plan kitchen/dining room with french doors

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Private double driveway

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The front of the property overlooks a wonderful green space

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Two contemporary bathrooms

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Size approximately 774 sq.ft

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Energy Performance Certificate (EPC)

Rating B

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Council Tax Band B

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exceptional representation.

Let's Chat.

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