

Linby Close  
Sherwood, Nottingham NG5 3HS

WELL PROPORTIONED THREE BEDROOM  
FAMILY HOME

**Asking Price £205,000 Freehold**



This well-proportioned three-bedroom terraced family home on Linby Close, NG5 presents an excellent opportunity for buyers seeking a spacious property with strong potential in a convenient and well-connected location. Positioned on a raised plot within a quiet cul-de-sac, the home enjoys a sense of privacy along with both front and rear gardens, making it ideal for family living.

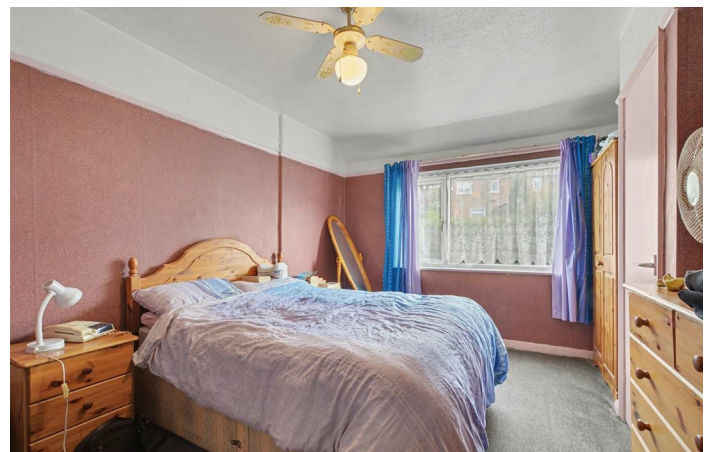
The location is particularly appealing, offering great access to the Ring Road and Nottingham City Hospital, making it especially suitable for hospital staff or those needing easy commuting options. There are also regular bus routes and strong transport links into Nottingham city centre and surrounding areas. A variety of local amenities are close by, including supermarkets, independent shops, schools, parks, and leisure facilities, ensuring everyday needs are easily met.

Internally, the ground floor offers a flexible layout with two reception rooms, providing ample space for both living and dining. The rear reception room features a gas fire, creating a cosy focal point. To the rear of the property, a kitchen extension adds further practicality and space, alongside a downstairs bathroom and useful storage areas. From the kitchen, there is access to a large, private, and sunny rear garden, offering excellent outdoor space for entertaining, gardening, or relaxing.

Upstairs, the property comprises three genuine double bedrooms, making it well-suited to families or those needing additional space to work from home. One of the bedrooms benefits from built-in storage that could easily be transformed into a walk-in wardrobe. Further advantages include loft storage and a combi boiler located in the kitchen.

While the property is well maintained, it also offers clear scope for modernisation, presenting a fantastic renovation opportunity for buyers looking to add value and personalise their home. This makes it particularly attractive to first-time buyers wanting to step onto the property ladder, as well as investors or those seeking a long-term family home they can improve over time.

Combining generous living space, a desirable and peaceful setting, and excellent access to key amenities and transport links, this property offers a superb opportunity for a wide range of buyers.



### Entrance Hallway

UPVC double glazed door to the front elevation, carpeted flooring, electric heater, carpeted staircase leading to the first floor landing, doors leading off to:

### Dining Room

10'5" x 15'8" approx (3.2 x 4.8 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, picture rail, carpeted flooring.

### Lounge

17'8" x 13'5" approx (5.4 x 4.1 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, dado rail, fireplace, carpeted flooring, internal glazed door leading through to the kitchen.

### Kitchen

14'9" x 11'9" approx (4.5 x 3.6 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit, space and plumbing for a washing machine, space for a cooker, space and point for a fridge freezer, tiled splashbacks, UPVC double glazed window to the rear elevation, UPVC double glazed door leading to the rear garden, tiling to the floor.

### Shower Room

5'6" x 8'2" approx (1.7 x 2.5 approx)

UPVC double glazed window to the side elevation, wall mounted radiator, hand wash basin, WC, shower cubicle with electric shower over, extractor fan, tiled splashbacks.

### First Floor Landing

Carpeted flooring, access to the loft, doors leading off to:

### Bedroom One

17'8" x 13'1" approx (5.4 x 4.0 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

### Bedroom Two

13'9" x 9'10" approx (4.2 x 3.0 approx )

UPVC double glazed window to the rear elevation, storage cupboard, carpeted flooring, wall mounted radiator.

### Bedroom Three

11'5" x 15'5" approx (3.5 x 4.7 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, picture rail.

### Outside

#### Front of Property

To the front of the property there is a low maintenance front garden with steps leading to the front entrance door, hedging and fencing to the boundaries.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area and steps leading to lawned area, hedging to the boundaries.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 14mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

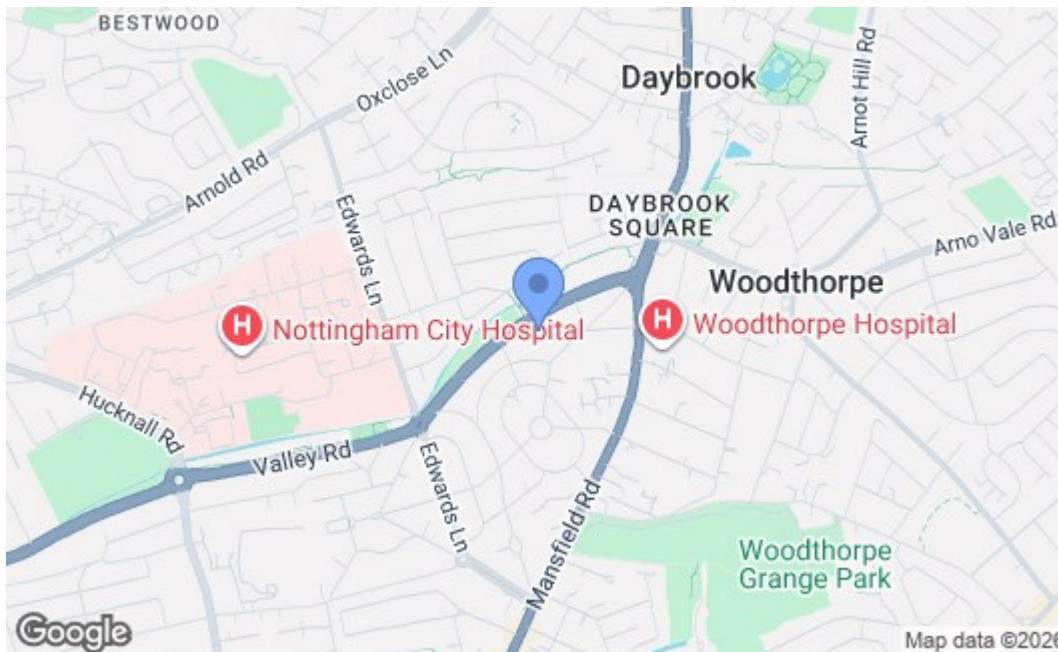
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.