



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Whiting Close, Linby, Nottingham, NG15 8LB

Guide Price £390,000

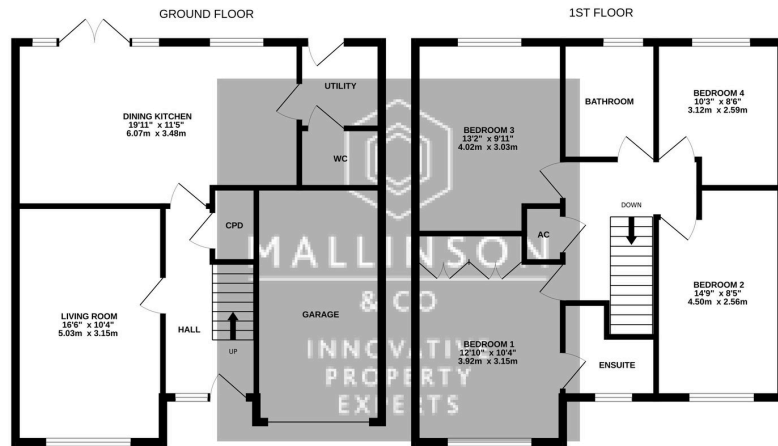
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- DETACHED FAMILY HOME
- 4 DOUBLE BEDROOMS
- CONTEMPORARY OPEN PLAN KITCHEN
- UTILITY ROOM
- EN SUITE TO BEDROOM 1
- BEAUTIFULLY PRESENTED THROUGHOUT
- INTEGRAL GARAGE & DRIVEWAY
- LANDSCAPED SOUTH EAST FACING REAR GARDEN
- MODERN NEW BUILD DEVELOPMENT
- STILL UNDER NHBC WARRANTY



CONTEMPORARY FAMILY LIVING WITH STYLE, SPACE, AND A GARDEN MADE FOR ENTERTAINING. ... THIS IMPRESSIVE FOUR-BEDROOM DETACHED HOME IS BEAUTIFULLY PRESENTED WITH MODERN FINISHES THROUGHOUT, GENEROUS DOUBLE BEDROOMS, AND A STUNNING LANDSCAPED REAR GARDEN. OFFERING OPEN PLAN LIVING, A UTILITY ROOM, EN SUITE TO THE PRINCIPAL BEDROOM, AND INTEGRAL GARAGE, THIS HOME IS SUITED TO MODERN FAMILY LIFE. LOCATED WITHIN EASY ACCESS OF LOCAL AMENITIES, SCHOOLING & TRANSPORT LINKS.



TOTAL FLOOR AREA: 1352 sq.ft. (125.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Mallinson & Co

Office: 01226 414 150

Email: ben@mallinsonandco.co.uk

Web: www.mallinsonandco.co.uk

Suite 6, Penistone 1, St. Mary's Street, Penistone, S36 6DT