



Whiting Close  
Linby NOTTINGHAM

burchell  
edwards

# Whiting Close Linby NOTTINGHAM NG15 8LB

for sale offers over  
**£280,000**



## Property Description

The welcoming entrance hallway leads to a stylish kitchen diner, perfect for family meals and entertaining, along with a bright and spacious lounge offering access to the rear garden. A convenient downstairs WC completes the ground floor.

To the first floor are three good-sized bedrooms and a contemporary family bathroom, while the impressive top-floor master suite boasts a spacious layout and a private en-suite shower room, creating the perfect retreat.

Outside, the property benefits from a tandem driveway providing ample off-street parking and a garage for additional storage or secure parking. Located in a peaceful cul-de-sac, this beautiful home is ideal for families seeking space, style, and comfort.

## Entrance Hallway

The property is accessed via composite door leading into the hallway where there tiled flooring, stairs off to the first floor and a radiator.

## Kitchen/ Diner

Having tiled flooring, window to the front elevation, wall and base units with work surfaces over, electric oven, gas hob with extractor fan, space and plumbing for washing machine, inset sink and integrated fridge freezer, additional units.

## Downstairs W.C

Having low level W.C, tiled flooring, obscured window to the front elevation, pedestal wash hand basin and a radiator.

## First Floor Landing

Having a radiator and airing cupboard.

## Bedroom Three

Having window to the rear elevation and a radiator.

## Bedroom Four

Having window to the rear elevation, a radiator and currently used a laundry room with plumbing for washing machine.

## Bathroom

Having mains fed shower, low level W.C, pedestal wash hand basin, a radiator and obscured window to the side.

## Second Floor

## Bedroom One

Having window to the front elevation, built-in wardrobes.

## En Suite

Having mains fed walk-in shower, velux window to the rear, a radiator, low level W.C and pedestal wash hand basin.

## Bedroom Two

Having window to the rear to the front and a radiator.

## Outside

To the front of the property is a tarmacked driveway with EV charger and garage  
To the rear the garden has a patio seating area, side access and outside tap.

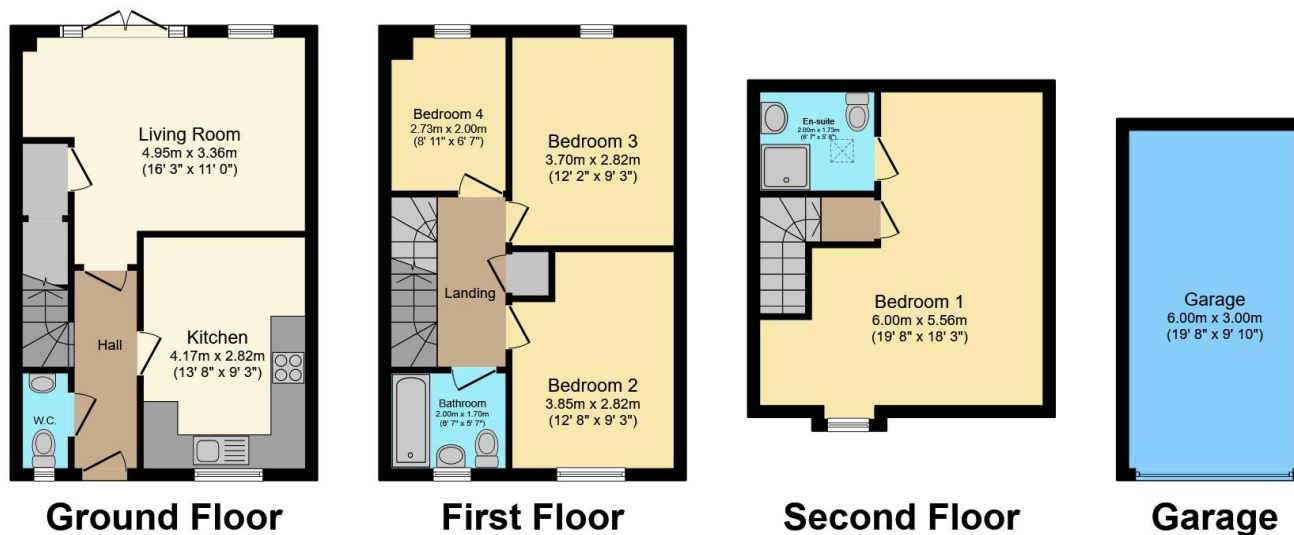
## Garage

Having up and over door, power and lighting.









Total floor area 120.9 m<sup>2</sup> (1,301 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 0115 968 0528**  
**E [hucknall@burchelledwards.co.uk](mailto:hucknall@burchelledwards.co.uk)**

64 High Street Hucknall  
NOTTINGHAM NG15 7AX

EPC Rating: B Council Tax  
Band: C

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/HUK104783](http://burchelledwards.co.uk/Property/HUK104783)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HUK104783 - 0001