



9 Linden Place, Nottingham, NG3 5RB

Offers Around £450,000





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- Four bedrooms
- Four reception rooms
- Large UPVC conservatory
- Family bathroom
- Private cul-de-sac position
- Modern fitted breakfast kitchen

A very well presented and extended detached family home situated at the end of a private cul-de-sac within this popular development directly off Mapperley Plains. The ground floor accommodation is very spacious with a large lounge, separate rear study, great sized modern fitted breakfast kitchen, original garage converted into a dining room which leads to an adjoining playroom to the rear new garage. In addition, there is a large 5.25m x 3.7m UPVC double glazed conservatory. Upstairs there are four well-proportioned bedrooms, a family bathroom and master en-suite, while outside there is ample block paved car standing and to the rear a lovely mature rear garden and large patio. Viewing strongly advised!

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Entrance Hall

With composite front entrance door, radiator and stairs to the first-floor landing with understairs cupboard. Wood style laminate flooring and doors to cloakroom/WC, lounge and breakfast kitchen.

Cloakroom/WC

With washbasin, toilet, radiator and UPVC double glazed front window.

Lounge

Feature stone fireplace and hearth with coal effect gas fire. UPVC double glazed front window, radiator, TV and telephone points and double doors with fitted shutter blinds through to the study.

Study

With radiator and UPVC double glazed double doors with fitted shutter blinds leading out to the rear patio.



Breakfast Kitchen

Refurbished in 2019, with a wide range of units and black granite style worktops with an inset ceramic sink unit and drainer with feature coloured perspex splashbacks and concealed LED work surface lighting. There is also a matching fitted breakfast table/bar with two low-level ceiling lights and appliances consist of AEG electric oven, five ring gas hob with a brushed steel canopy, along with integrated dishwasher and separate integrated microwave. Ceiling downlights, tiled floor, anthracite vertical radiator, door through to the study, doorway to the dining room and double doors through to the conservatory.

Conservatory

Being UPVC double glazed with light, power, pitched polycarbonate roof and double doors to both the side and rear.

Dining Room

With laminate flooring, radiator, two wall light points and UPVC double glazed front window. Double doors lead through to the fourth reception room/playroom.

Reception Room 4/Playroom

Extensive recessed wall mirrors with pelmet downlights, vaulted ceiling with two Velux windows and fitted blackout blinds, two wall light points, door through to the garage and UPVC double glazed double doors through to the conservatory.

First floor landing

Doors to all bedrooms and family bathroom.

Bedroom 1

Built-in four door wardrobe, radiator, UPVC double glazed front window, TV and telephone points.

En-suite

Fully tiled recessed shower cubicle with chrome mains shower, half tiling to two further walls with pedestal wash basin, toilet and radiator.

Bedroom 2

Cupboard housing the Worcester Bosch gas boiler, TV and FM/DAB points, built-in double wardrobe, UPVC double glazed front window and radiator.

Bedroom 3

Built-in three door wardrobe, UPVC double glazed rear window and radiator.







Bedroom 4

Fitted double wardrobe, UPVC double glazed rear window, radiator and loft access.

Family Bathroom

Consisting of bath with full height tiling, glass screen and Victorian style shower mixer. Toilet and pedestal wash basin with half tiling, radiator, extractor fan, ceiling downlights, tile effect floor covering and UPVC double glazed rear window.

Outside

The front provides block paved parking for three cars with a small lawned area to one side. Up and over door leads into the garage which measures 5.5m x 2.85m and has light, power, hot and cold water taps. Side gated access leads to the rear where there is a large stone flagged patio, wall light, outside tap and external power points. A trellis covered arch leads through to a pergola covered woodbark area with garden shed and access to the lawn with established shaped borders.

Tenure - Freehold

Council Tax





GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(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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