

HoldenCopley

PREPARE TO BE MOVED

Lynemouth Court, Arnold, Nottinghamshire NG5 8TY

Guide Price £280,000 - £290,000

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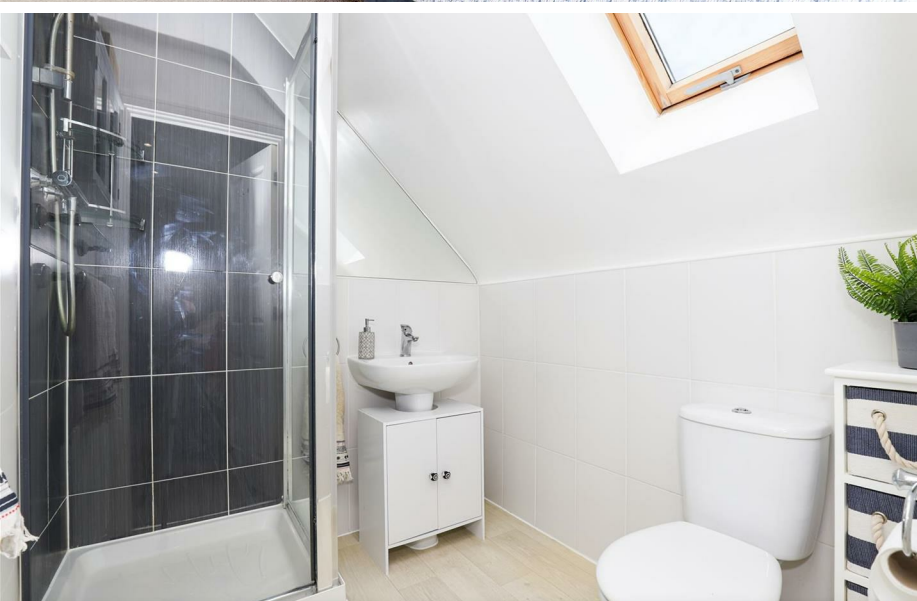


GUIDE PRICE £280,000 - £290,000
IDEAL FAMILY HOME...

This three storey townhouse would make for an ideal purchase for a range of buyers such as growing families looking for a property to call home, as the property offers spacious accommodation throughout and is well presented boasting modern kitchen and bathroom suites. Situated in the popular location of Arnold, just a short distance from shops, eateries and excellent transport links into Nottingham City Centre. To the ground floor of the property is an entrance hall, a modern kitchen with a range of integrated appliances, a spacious living room with patio doors out to the rear garden and a ground floor WC. To the first floor of the property are two double bedrooms along with a single bedroom which is currently being used as a home office and a three piece bathroom suite. The second floor is host to the master bedroom benefitting from a range of fitted wardrobes and a shower room en-suite. Outside to the front of the property is a driveway and garage to provide ample off road parking, to the rear is a private enclosed garden with a lawn.

MUST BE VIEWED





- Three Storey Townhouse
- Four Bedrooms
- Modern Kitchen With Integrated Appliances
- Spacious Living Room
- Two Bathrooms & Ground Floor Wc
- Private Rear Garden
- Driveway & Garage
- Excellently Presented
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hall

12'5" x 3'4" (3.79m x 1.02m)

The hallway has tiled flooring, a radiator, carpeted stairs, an in-built under stairs cupboard and a composite door to provide access into the property

Kitchen

13'7" x 9'2" (4.15m x 2.81m)

The kitchen has tiled flooring, a range of fitted base and wall units with fitted countertops, a stainless steel sink with a drainer and mixer taps, an integrated oven with a gas hob and extractor hood, an integrated fridge freezer, space and plumbing for a washing machine, space for a dining table, a radiator, recessed spotlights and a UPVC double glazed window to the front elevation

WC

5'6" x 2'11" (1.68m x 0.89m)

This space has tiled flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, half height tiling, a radiator and a UPVC double glazed obscure window to the front elevation

Living Room

11'1" x 16'1" (3.39m x 4.92m)

The living room has wooden flooring, an in-built cupboard, a TV point, a radiator, a UPVC double glazed window to the rear elevation and UPVC double glazed French doors to access the rear garden

FIRST FLOOR

Landing

9'8" x 2'7" (2.97m x 0.80m)

The landing has laminate flooring, an in-built cupboard and provides access to the first floor accommodation

Bedroom Two

10'5" x 9'3" (3.20m x 2.83m)

The second bedroom has laminate flooring, a radiator, a fitted wardrobe with mirrored sliding doors and a UPVC double glazed window to the front elevation

Bedroom Three

9'3" x 12'2" (2.83m x 3.71m)

The third bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Four

6'6" x 9'1" (2.00m x 2.77m)

The fourth bedroom has wooden flooring, a radiator and a UPVC double glazed window to the rear elevation

Bathroom

6'7" x 5'6" (2.02m x 1.68m)

The bathroom has tiled flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a panelled bath with a wall mounted shower fixture and glass shower screen, partially tiled walls, a radiator, recessed spotlights, an extractor fan and a UPVC double glazed obscure window to the front elevation

SECOND FLOOR

Bedroom One

15'6" x 12'6" (4.73m x 3.83m)

The main bedroom has carpeted flooring, a range of fitted wardrobes with mirrored doors, recessed spotlights, loft access, a radiator and a UPVC double glazed window to the front elevation

En Suite

6'3" x 5'8" (1.91m x 1.75m)

The en-suite has wood effect flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a shower enclosure with a wall mounted shower fixture and glass shower screen, a radiator, partially tiled walls and a Velux window

OUTSIDE

Front

To the front of the property is a driveway to provide off road parking, access into the single garage and courtesy lighting

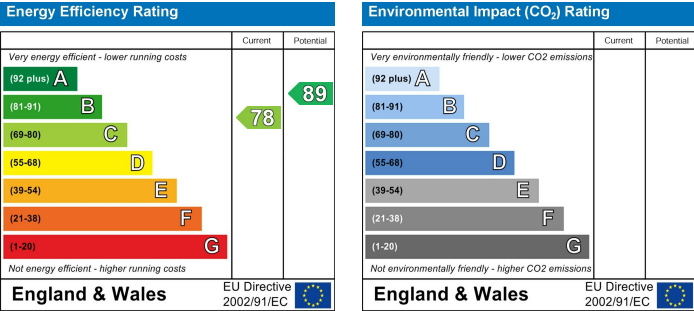
Rear

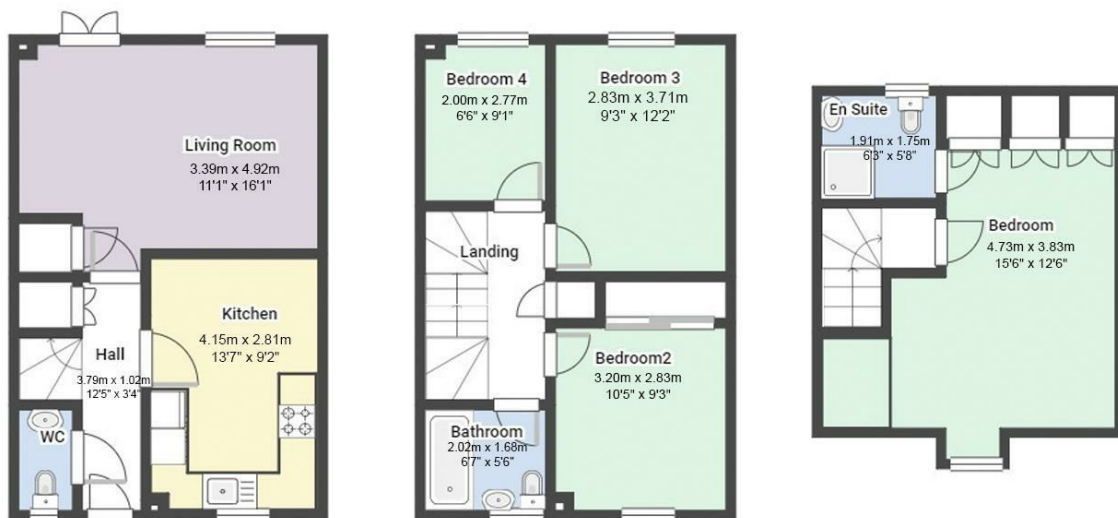
To the rear of the property is a private enclosed garden with a lawn, a paved patio area, a garden shed, courtesy lighting, panelled fencing and access into the garage

DISCLAIMER

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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