

# HoldenCopley

PREPARE TO BE MOVED

Lynemouth Court, Arnold, Nottinghamshire NG5 8TY

---

Guide Price £220,000 - £240,000



Lynemouth Court, Arnold, Nottinghamshire NG5 8TY





GUIDE PRICE: £220,000 - £230,000

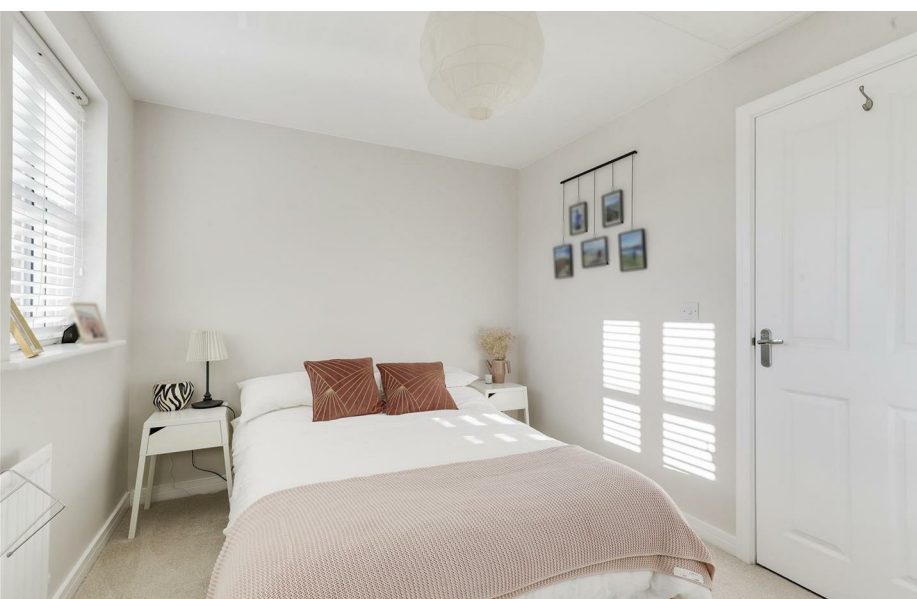
NO UPWARD CHAIN...

This beautifully presented two-bedroom semi-detached house is ready to move straight into, making it an ideal choice for first-time buyers looking to take their first step onto the property ladder. Nestled in a quiet cul-de-sac in the sought-after area of Arnold, the property enjoys a peaceful setting while being conveniently close to a range of local amenities, including shops, popular eateries, and excellent transport links into Nottingham City Centre. The ground floor offers a modern fitted kitchen, a spacious lounge diner perfect for relaxing or entertaining, and a convenient cloakroom/WC. Upstairs, there are two well-proportioned double bedrooms, both serviced by a three-piece bathroom suite. Outside, the property benefits from off-road parking for two vehicles to the front, and to the rear, a private enclosed garden with a lawn and patio area — ideal for enjoying outdoor dining or simply unwinding in the warmer months.

MUST BE VIEWED







- Semi-Detached House
- Two Double Bedrooms
- Modern Fitted Kitchen
- Spacious Lounge / Diner
- Ground Floor WC
- Three-Piece Bathroom Suite
- Driveway For Two Cars
- Private Enclosed Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

9'10" x 3'2" (3.00 x 0.98)

The entrance hall has tiled flooring, carpeted stairs, a radiator, and a single composite door providing access to the first floor accommodation.

WC

5'8" x 3'2" (1.74 x 0.97)

This space has a low level dual flush WC, a pedestal wash basin, tiled flooring, tiled splashback, a radiator, and a UPVC double-glazed obscure window to the front elevation.

Kitchen

10'9" x 5'2" (3.28 x 1.58)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor hood, space and plumbing for a washing machine, space for a fridge freezer, tiled flooring, tiled splashback, a wall-mounted boiler, and a UPVC double-glazed window to the front elevation.

Lounge-Diner

15'7" x 12'4" (4.76 x 3.76)

The lounge has wood-effect flooring, a TV point, space for a dining table, an in-built under stair cupboard, a radiator, and double French doors with integral blinds opening out to the rear garden.

FIRST FLOOR

Landing

6'10" x 2'11" (2.09 x 0.89)

The landing has carpeted flooring, a radiator, and provides access to the first floor accommodation.

Master Bedroom

12'3" x 8'11" (3.75 x 2.72)

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

Bathroom

6'9" x 5'5" (2.08 x 1.66)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with a mains-fed shower, tiled flooring, partially tiled walls, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

12'3" x 8'8" (3.75 x 2.65)

The second bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, an in-built cupboard, and access to the loft.

OUTSIDE

Front

To the front of the property is a driveway for two cars and side gated access to the rear.

Rear

To the rear of the property is a private enclosed garden with a patio area, a gravelled border, a lawn, a range of decorative plants and shrubs, a shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)  
Phone Signal – Good 4G / 5G coverage  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years+  
Flood Risk Area - Very low risk  
Non-Standard Construction – No  
Other Material Issues – No  
Any Legal Restrictions – No

DISCLAIMER

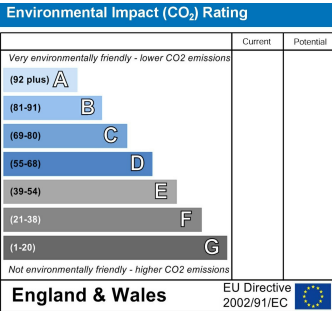
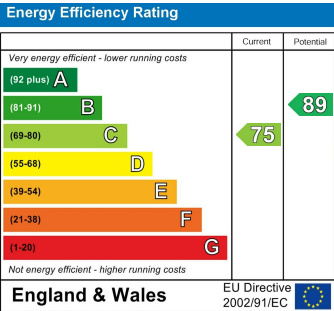
Council Tax Band Rating - Gedling Borough Council - Band B  
This information was obtained through the directgov website.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

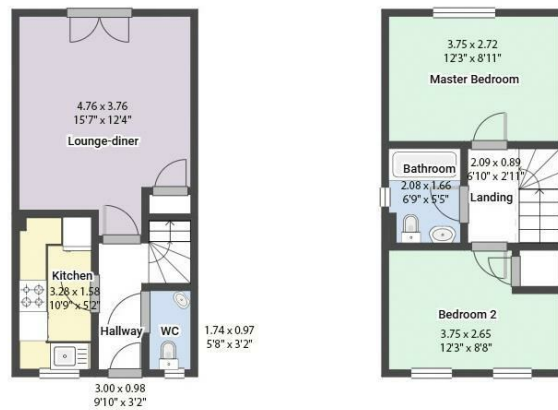
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





# Lynemouth Court, Arnold, Nottinghamshire NG5 8TY



## 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.  
© HoldenCopley

## 0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[info@holdencopley.co.uk](mailto:info@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.