

HoldenCopley

PREPARE TO BE MOVED

Nunn Close, Linby, Nottinghamshire NG15 8LE

£325,000

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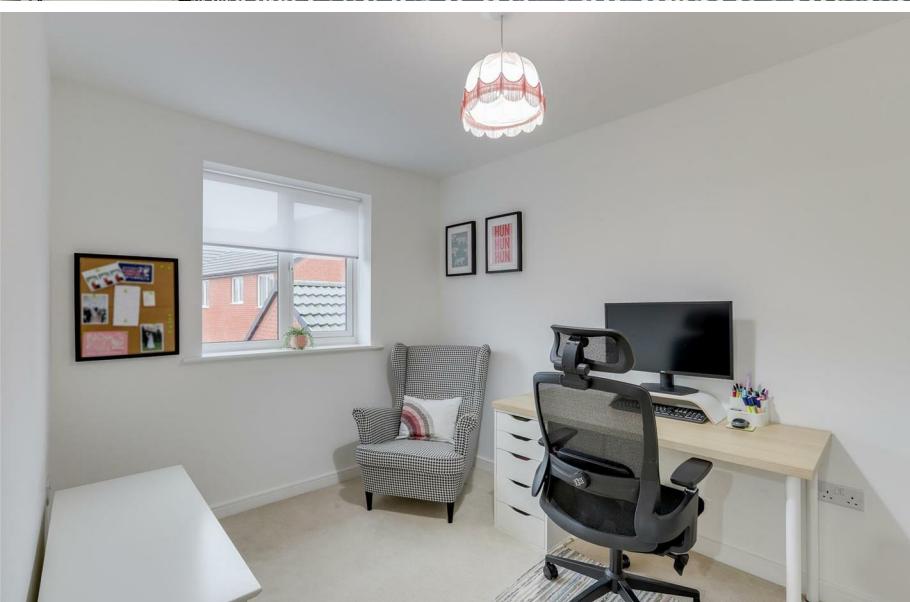


WELL-PRESENTED MODERN HOME IN A POPULAR LOCATION...

Situated in a popular residential area of Linby, this beautifully presented detached family home offers spacious and modern accommodation throughout and is ideal for growing families. Approximately four years old and benefiting from the remainder of a new build guarantee, the property is ready to move straight into. To the ground floor, the welcoming entrance hall leads into a cosy yet generously sized living room, perfect for relaxing evenings. To the rear, the spacious modern fitted kitchen/diner is the heart of the home, featuring stylish shaker-style units, integrated appliances and French doors opening out onto the garden, making it ideal for both everyday living and entertaining. The kitchen further benefits from open access to a separate utility room with external access, as well as a convenient ground floor W/C. The first floor offers four well-proportioned bedrooms, including a spacious master bedroom complete with built-in wardrobes and a contemporary en-suite shower room. The remaining bedrooms are served by a modern three-piece family bathroom suite. Outside, the property stands on a well-maintained plot. To the front is a driveway providing off-street parking and access to the integral garage. To the rear is a private enclosed garden, enjoying a combination of patio and decked seating areas, a lawn, decorative planting and secure boundaries, perfect for families and outdoor entertaining.

MUST BE VIEWED





- Detached Family Home
- Four Well-Proportioned Bedrooms
- Cosy Living Room
- Spacious Modern Fitted Kitchen/Diner
- Utility Room & Ground Floor W/C
- Three-Piece Bathroom Suite & En-Suite
- Off-Street parking & Integral Garage
- Private Enclosed Garden
- Approx. 6 Years New Build
- Guarantee Remaining
- Must Be Viewed





GROUND FLOOR

Entrance Hall

5'11" x 4'5" (max) (1.81m x 1.37m (max))

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a single UPVC door leading into the accommodation.

Living Room

16'4" x 11'4" (max) (4.99m x 3.47m (max))

The living room has wood-effect flooring, a radiator, a built-in storage cupboard, and a UPVC double-glazed window to the front elevation.

Kitchen/Diner

17'9" x 8'8" (max) (5.42m x 2.66m (max))

The kitchen/diner has a range of fitted shaker style base and wall units with stone-effect worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven and gas hob with a stainless steel splashback and extractor fan, an integrated dishwasher, an integrated fridge freezer, wood-effect flooring, a radiator, a UPVC double-glazed window to the rear elevation, double French doors leading out to the rear garden, and open access to the utility room.

Utility Room

5'6" x 4'6" (1.70m x 1.38m)

The utility room has fitted shaker style base units with a stone-effect worktop, a wall-mounted boiler, integrated washer dryer, wood-effect flooring, a radiator, and a single composite door leading out to the rear garden.

W/C

5'7" x 3'10" (1.71m x 1.19m)

This space has a low level flush W/C, a pedestal wash basin with a mixer tap, wood-effect flooring, partially tiled walls, and a radiator.

FIRST FLOOR

Landing

12'0" x 10'2" (max) (3.66m x 3.11m (max))

The landing has carpeted flooring, a built-in storage cupboard, a radiator, access to the loft, and provides access to the first floor accommodation.

Master Bedroom

14'7" x 14'1" (max) (4.47m x 4.30m (max))

The main bedroom has carpeted flooring, a radiator, a built-in mirrored sliding door wardrobe, a radiator, recessed spotlights, a UPVC double-glazed window to the front elevation and access to the en-suite.

En-Suite

8'0" x 3'11" (2.46m x 1.20m)

The en-suite has a low level flush W/C, a pedestal wash basin with a mixer tap, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, and an extractor fan.

Bedroom Two

12'10" x 8'8" (max) (3.93m x 2.66m (max))

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

Bedroom Three

11'0" x 8'1" (max) (3.36m x 2.48m (max))

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

Bedroom Four

9'2" x 8'7" (max) (2.80m x 2.64m (max))

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

Bathroom

7'2" x 6'4" (max) (2.19m x 1.94m (max))

The bathroom has a low level flush W/C, a pedestal wash basin with a mixer tap, a panelled bath closure with a wall-mounted handheld shower fixture, wood-effect flooring, partially tiled walls, a radiator, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking and access to the garage, a lawn, and a planted area with gravel.

Garage

15'11" x 8'5" (4.86m x 2.57m)

The integral garage has an up and over door, lighting, electricity, and ample storage space.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a decked seating area, a lawn, decorative shrubbery, gated access, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – NO DATA AVAILABLE

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

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:

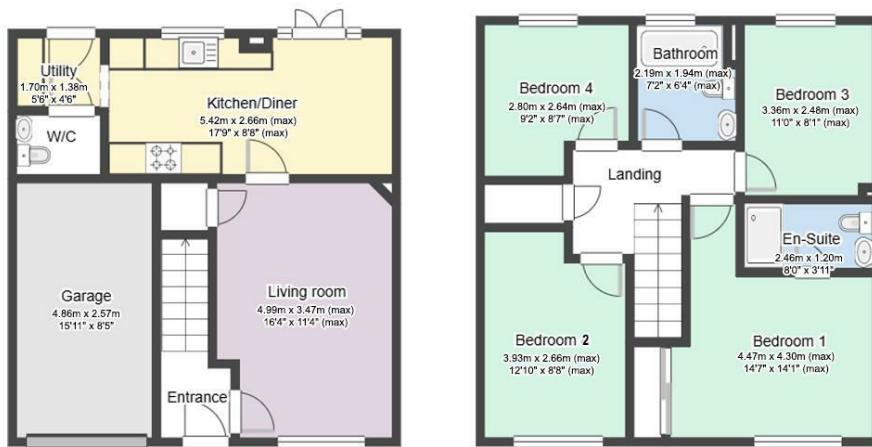
Property Tenure is freehold.

Agents Disclaimer: HoldenCopley, their clients and employees 1: 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



This floorplan is for illustrative purposes only.

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