

# HoldenCopley

PREPARE TO BE MOVED

Baxter Close, Linby, Nottinghamshire NG15 8LF

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Offers Over £400,000

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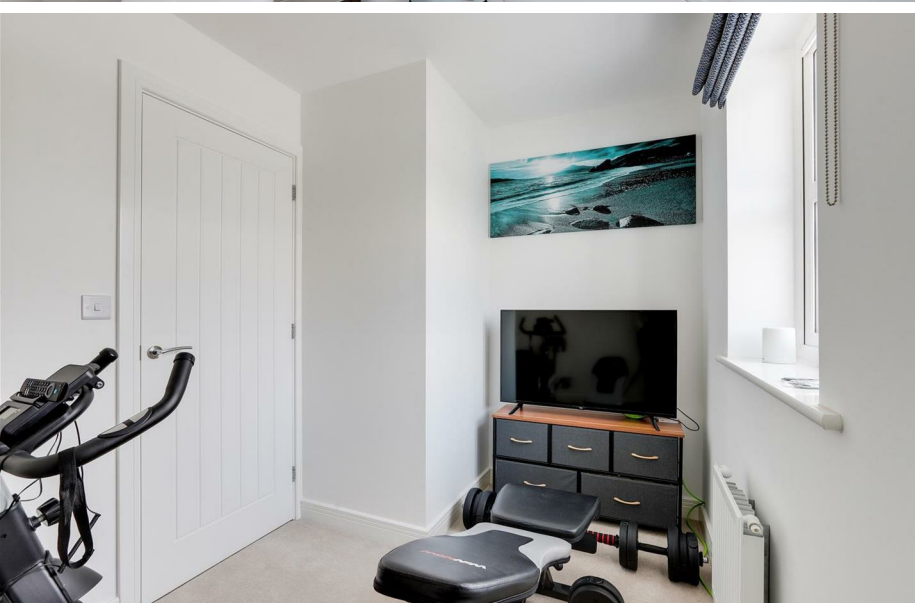
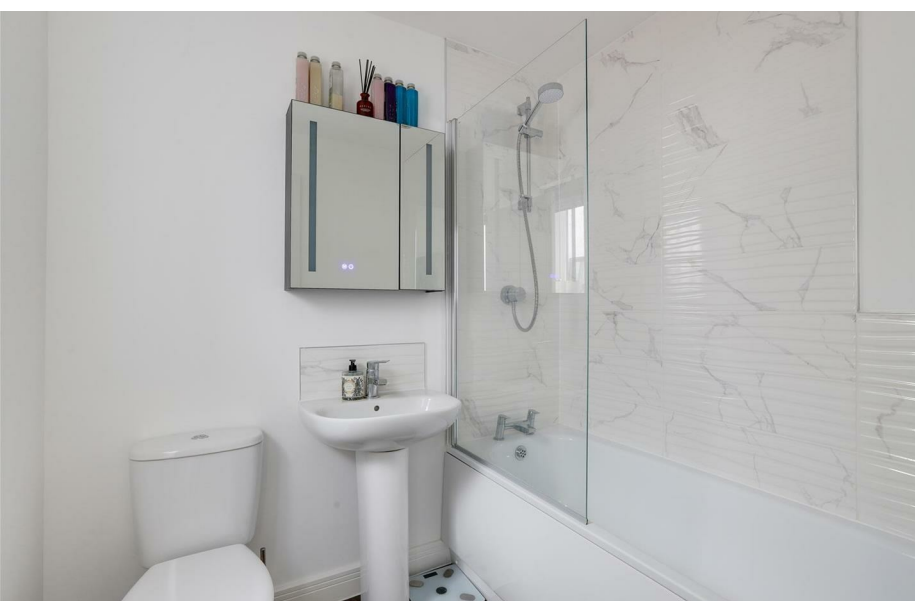
## MODERN FAMILY HOME...

A beautifully presented detached family home, built in 2020, offering modern living throughout and ready to move into with minimal fuss. Situated in a popular and sought-after location, the property is just a short walk from a variety of local amenities, well-regarded schools, and excellent transport links, while also enjoying far-reaching views over open fields. The ground floor opens into a welcoming entrance hall, providing access to a convenient W/C. The spacious living room offers a bright and airy space for relaxing and entertaining, while the contemporary kitchen diner is fitted with a range of modern units and features French doors leading directly onto the rear garden, creating a seamless indoor-outdoor flow. Completing the ground floor is a practical utility room, offering additional storage and space for appliances. On the first floor, there are four well-proportioned bedrooms, with the master bedroom benefiting from a stylish en-suite shower room. A three-piece family bathroom serves the remaining bedrooms, finished with modern fittings and neutral décor. Externally, the front and side gardens are predominantly laid to lawn and feature a driveway with double gated access leading to the garage and rear garden. The enclosed rear garden is landscaped for ease of maintenance, with a lawn, patio area, external tap, and fence-panelled boundaries. Gated access from the driveway provides added convenience, while the property also boasts a versatile garden room. Currently fitted with a bar and benefiting from bi-folding doors opening onto the garden, this flexible space is perfect for entertaining, working from home, or simply enjoying the outdoor surroundings.

MUST BE VIEWED







- Detached House
- Four Bedrooms
- Spacious Living Room
- Fitted Kitchen/Diner & Utility Room
- Three-Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Landscape Enclosed Rear Garden
- Garage & Versatile Garden Room
- Lovely Views
- Must Be Viewed











GROUND FLOOR

Entrance Hall

10'2" x 7'0" (3.11m x 2.15m )  
The entrance hall has wood-effect flooring, carpeted stairs, an in-built cupboard, a radiator, and a composite door providing access into the accommodation.

W/C

5'11" x 3'9" (1.81m x 1.15m )  
This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, a radiator, and wood-effect flooring.

Living Room

19'10" x 11'9" (6.05m x 3.60m )  
The living room has three UPVC double glazed windows to the front and side elevation, a TV point, and carpeted flooring.

Kitchen/Diner

19'9" x 10'0" (6.03m x 3.07m )  
The kitchen/diner has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and half with a mixer tap and drainer, an integrated double oven, gas ring hob and extractor hood, an integrated fridge freezer, an integrated dishwasher, space for a dining table, two radiators, recessed spotlights, tiled flooring, two UPVC double glazed windows to the rear and side elevation, and French doors opening to the rear garden.

Utility Room

7'1" x 5'10" (max) (2.16m x 1.78m (max))  
The utility room has fitted base units and worktops, a stainless steel sink with a mixer tap and drainer, an integrated washer dryer, and wood-effect flooring.

FIRST FLOOR

Landing

12'10" x 10'5" (max) (3.92m x 3.20m (max))  
The landing has a UPVC double double glazed obscure window to the rear elevation, an in-built cupboard, carpeted flooring, and access to the first floor accommodation.

Bedroom One

10'11" x 10'7" (max) (3.33m x 3.24m (max))  
The first bedroom has a UPVC double glazed window to the front elevation, a fitted wardrobe, a radiator, carpeted flooring, and access into the en-suite.

En-Suite

8'8" x 4'9" (max) (2.65m x 1.46m (max))  
The en-suite has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a radiator, recessed spotlights, and wood-effect flooring.

Bedroom Two

11'10" x 9'6" (max) (3.63m x 2.91m (max))  
The second bedroom has a UPVC double glazed windows to the side elevation, a radiator, and carpeted flooring.

Bedroom Three

10'0" x 8'1" (max) (3.07m x 2.48m (max))  
The third bedroom has two UPVC double glazed windows to the side and front elevation, a radiator, and carpeted flooring.

Bedroom Four

10'6" x 6'9" (max) (3.21m x 2.06m (max))  
The fourth bedroom has a UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

Bathroom

6'7" x 5'7" (2.03m x 1.71m )  
The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a radiator, recessed spotlights, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front and side garden is a lawn, a driveway, and double gated access to the garage, and to the rear garden.

Garage

20'0" x 10'0" (6.10m x 3.06m )  
The garage has lighting , electrics, ample storage, and an up-and-over door opening to the drive way.

Rear

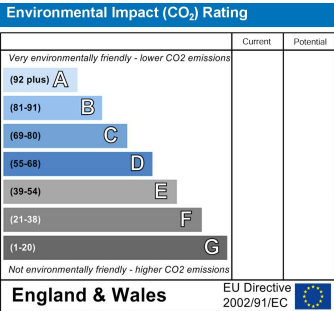
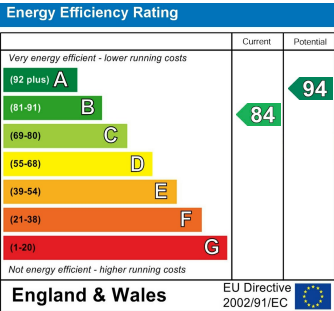
To the rear of the property is an enclosed landscaped garden with an outside tap, a lawn, a patio area, a fence panelled boundary, gated access to the driveway, and access into the versatile garden room.

Bar

14'11" x 6'10" (max) (4.55m x 2.10m (max))  
The bar has a purpose built bar, recessed spotlights, wood-effect flooring, and bi-folding doors opening to the rear garden.

ADDITIONAL INFORMATION

DISCLAIMER



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**This floorplan is for illustrative purposes only.**

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