

HoldenCopley

PREPARE TO BE MOVED

Baxter Close, Linby, Nottinghamshire NG15 8LF

Offers Over £400,000

Baxter Close, Linby, Nottinghamshire NG15 8LF



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

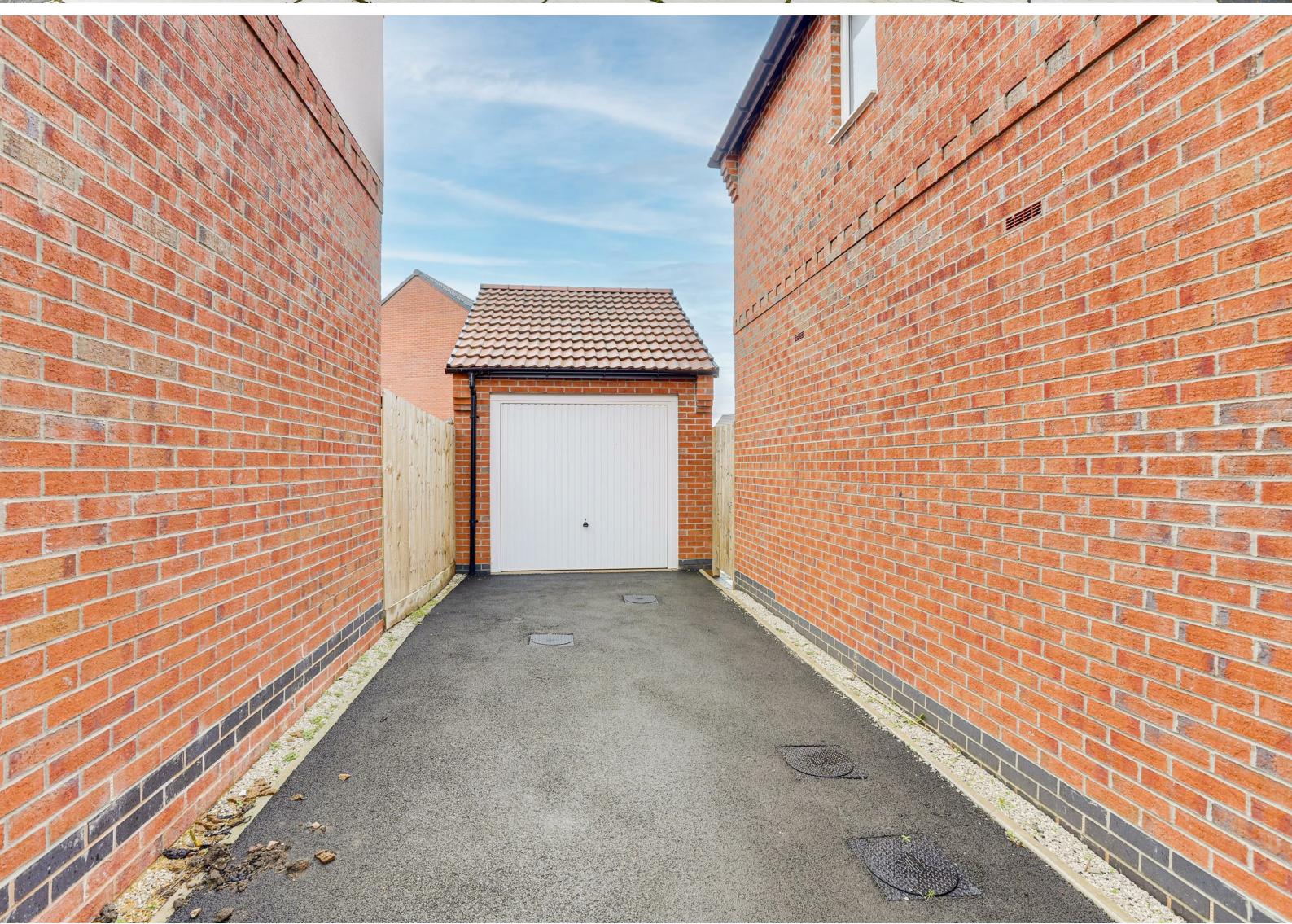




- Detached House
- Four Bedrooms
- Spacious Living Room
- Fitted Kitchen/Diner & Utility Room
- Three-Piece Bathroom Suite
- En-Suite To The Master Bedroom
- Landscape Enclosed Rear Garden
- Garage & Versatile Garden Room
- Lovely Views
- Must Be Viewed







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 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		94
(81-91) B	84	
(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.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk