

HoldenCopley

PREPARE TO BE MOVED

Askew Road, Linby, Nottinghamshire NG15 8JU

£240,000

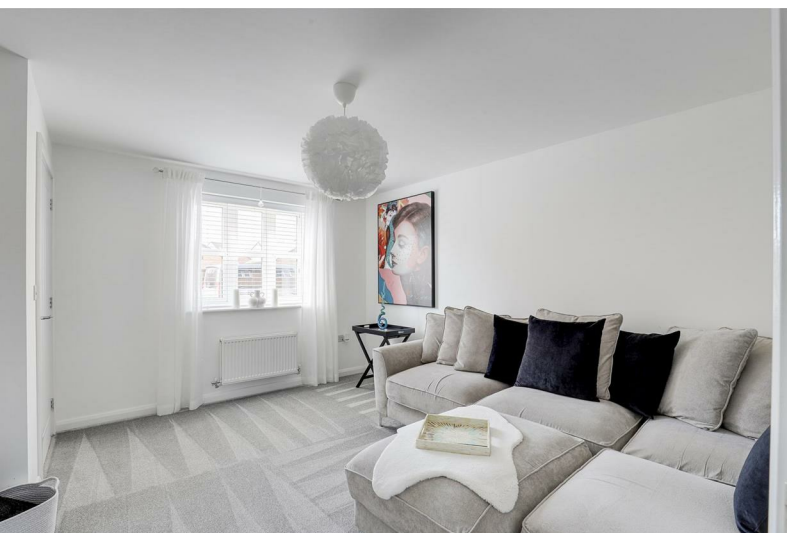
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NO UPWARD CHAIN...

Tucked away in a residential area & built in 2021, this well-presented semi-detached home is an ideal purchase for a range of buyers. Situated a short drive away from Hucknall Town Centre, Linby, and Papplewick, and positioned close to local amenities, shops, restaurants, great schools and picturesque parks. This location offers excellent transport links, such as close distance to Hucknall Tram Stop, Hucknall Train Station, and easy access onto the M1. Internally, the ground floor boasts a bright and spacious living room, a modern fitted kitchen/diner with integrated appliances and ample space for storage and cooking, and a convenient ground floor W/C. Upstairs, the property offers the double master bedroom with access to a private en-suite, a second double bedroom, and a third single bedroom - currently being utilised as a dressing room. A three-piece family bathroom suite completes the first floor. Externally, the front of the property offers off-street parking, a lawned area with hedges, and gated access to the rear, which boasts a lawned garden.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen/Diner
- Ground Floor W/C
- En-Suite & Family Bathroom Suite
- Well Presented Throughout
- Off-Street Parking
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4*4" x 4*3" (1.33m x 1.30m)

The entrance hall has tiled flooring, a radiator, and a composite door providing access into the accommodation.

W/C

4*8" x 3*3" (1.44m x 1.00m)

This space has a low level dual flush W/C, a pedestal wash basin with a mixer tap and a tiled splashback, tiled flooring, a radiator, and a singular recessed spotlight.

Living Room

14*0" x 11*2" (4.27m x 3.42m)

The living room has carpeted flooring, a radiator, a TV-point, and a UPVC double-glazed window to the front elevation.

Hall

7*8" x 3*0" (2.34m x 0.93m)

The hall has tiled flooring, carpeted stairs, and a radiator.

Kitchen/Diner

14*10" x 10*9" (4.53m x 3.30m)

The kitchen/diner has a range of fitted handleless gloss base and wall units with rolled-edge worktops, a stainless steel sink with a mixer tap and a drainer, an integrated oven and gas hob with a glass splashback and stainless steel extractor fan, an integrated fridge freezer, an integrated dishwasher, tiled flooring, a radiator, an in-built storage cupboard, space for a dining table, a UPVC double-glazed window to the rear elevation, and double French doors to the rear elevation.

FIRST FLOOR

Landing

7*2" x 6*8" (2.20m x 2.04m)

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

Master Bedroom

12*2" x 10*11" (3.73m x 3.34m)

The master bedroom has carpeted flooring, a radiator, a UPVC double-glazed window to the rear elevation, and access to the en-suite.

En-Suite

8*0" x 5*0" (2.46m x 1.54m)

The en-suite has a low level dual flush W/C, a pedestal wash basin with a mixer tap and tiled splashback, a shower enclosure with a wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, a radiator, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

10*3" x 7*4" (3.13m x 2.25m)

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

Bedroom Three

7*1" x 6*10" (2.18m x 2.09m)

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

Bathroom

7*4" x 6*0" (2.24m x 1.84m)

The bathroom has a low level dual flush W/C, a pedestal wash basin with a mixer tap, a panelled bath with a wall-mounted electric shower with a handheld shower fixture, tiled flooring, tiled walls, and a radiator.

OUTSIDE

Front

To the front of the property is off-street parking, a lawned area, mature bushes and hedges, and gated access to the rear.

Rear

To the rear of the property is a private enclosed garden with a lawn, 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 – Some 5G and all 4G

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 B

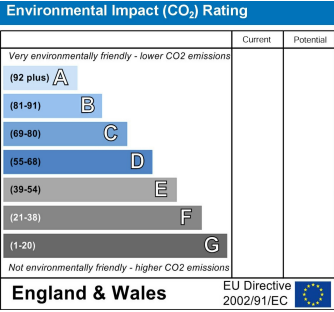
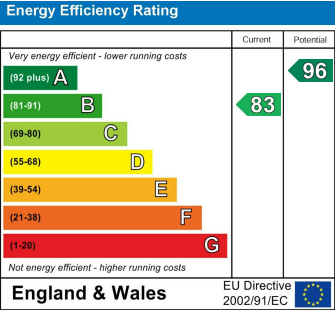
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold.

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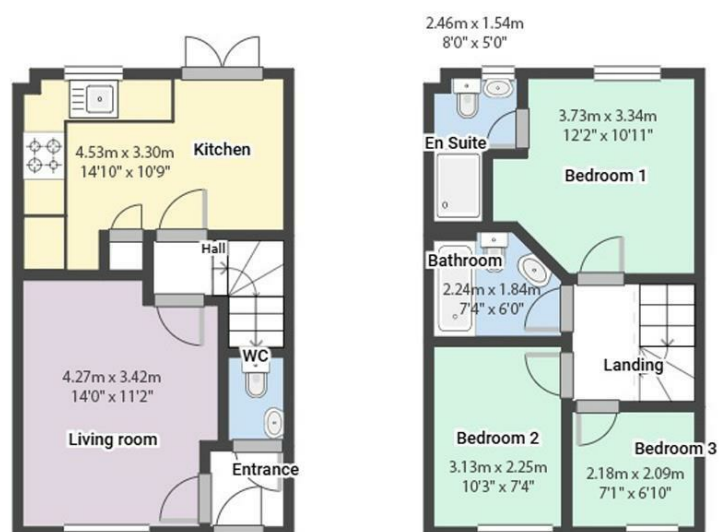
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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