

HoldenCopley

PREPARE TO BE MOVED

Linby Lane, Linby, Nottinghamshire NG15 8AF

Guide Price £260,000 - £295,000

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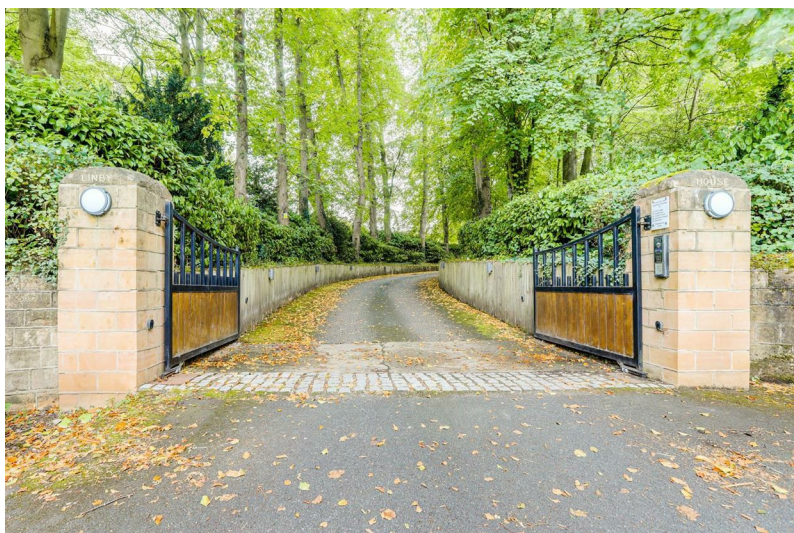


GUIDE PRICE £260,000 - £280,000

NO UPWARD CHAIN

MODERN VILLAGE LIVING IN A SECURE GATED COMMUNITY...

Nestled within an exclusive gated development of just 17 homes, this two-bedroom link-detached house offers deceptively spacious accommodation finished to a high standard throughout. The property benefits from a range of modern fixtures and fittings, including a video intercom system, security alarm, NEST-controlled heating, and much more, while offering a contemporary open-plan living environment designed for comfort and style. Situated in the heart of a conservation village, this property is perfect for a range of buyers — whether you're a business professional, someone looking to downsize in style, or seeking a low-maintenance home in a sought-after and safe location. The property offers fantastic convenience with easy access to tram and train links, local shops, and excellent commuter routes via the M1 and A60. Upon entering the property, the ground floor comprises a reception room that flows seamlessly into a modern fitted kitchen complete with a range of integrated appliances — ideal for entertaining. There is also a generous master bedroom featuring fitted wardrobes and a stylish en-suite bathroom. Upstairs, you'll find a spacious living room, a second well-proportioned bedroom, and a contemporary three-piece bathroom suite, making this layout versatile for guests or working from home. Externally, the property boasts a gravelled driveway providing off-road parking for multiple vehicles, leading into a walled courtyard with a south-facing patio area — perfect for enjoying sunny days. To the rear, there's an additional shared garden area which is professionally maintained by the management company. Properties like this rarely come to the market — especially in such an exclusive and well-connected setting.





- Link Detached House
- Two Bedrooms
- Modern Fitted Kitchen With Integrated Appliances
- Two Reception Rooms
- Contemporary Three Piece Bathroom Suite & En-Suite
- Off-Road Parking
- Gated Community
- Sought After Conservation Village
- Beautifully Presented Throughout
- No Upward Chain





GROUND FLOOR

Reception Room

18*5" x 11*5" (max) (5.62m x 3.49m (max))

The reception room has wood-effect laminate flooring, a wall-mounted video intercom system, a radiator, carpeted stairs, an in-built under stair cupboard, a TV point, recessed spotlights, a wall-mounted SMART thermostat, open plan to the kitchen, double-glazed windows to the front elevation, double French doors opening out to the front patio and a composite door providing access into the accommodation.

Kitchen

8*5" x 8*5" (2.58m x 2.57m)

The kitchen has a range of fitted base and wall units with Granite worktops and breakfast bar, two tambour roller door cupboards, an undermount stainless steel sink and a half with a swan neck mixer tap and draining grooves, an integrated double oven, an integrated microwave, an induction hob with an extractor fan and splashback, an integrated fridge freezer, an integrated dishwasher, an integrated washing machine, a kick space heater, Oak-effect laminate flooring, recessed spotlights and a double-glazed window to the rear elevation.

Master Bedroom

13*11" x 11*6" (4.25m x 3.52m)

The main bedroom has a double glazed window to the rear elevation, carpeted flooring, a radiator, recessed spotlights, a range of fitted wardrobes and drawers and access into the en-suite.

En-Suite

7*10" x 5*2" (2.41m x 1.58m)

The en-suite has a concealed dual flush W/C, a wall-mounted wash basin with a swan neck mixer tap, a shower enclosure with an overhead rainfall shower and a handheld shower head, three recessed wall alcoves, decorative split-faced tiled walls, dark wood-effect laminate flooring, a chrome heated towel rail, an electric shaving point, recessed spotlights, an extractor fan and a double-glazed obscure window to the rear elevation.

FIRST FLOOR

Living Room

19*10" x 11*1" (max) (6.06m x 3.40m (max))

The living room has two double-glazed sash windows to the front and rear elevation, a wall-mounted video intercom system, a TV point, two radiators, wood-effect flooring and provides access to the first floor accommodation.

Bedroom Two

9*4" x 6*10" (2.86m x 2.10m)

The second bedroom has a Velux window, carpeted flooring and a radiator.

Bathroom

6*11" x 6*5" (2.11m x 1.98m)

The bathroom has a concealed dual flush W/C, a wall-mounted wash basin with a swan neck mixer tap, a panelled double-ended bath with a retractable handheld shower head, recessed wall alcoves, a chrome heated towel rail, tiled flooring, partially tiled walls, an extractor fan, recessed spotlights, an electrical shaving point and a Velux window.

OUTSIDE

To the front of the property is a gravelled driveway providing off-road parking for multiple cars and leading onto a walled courtyard with patio and courtesy lighting. To the rear of the property is a shared garden area which is maintained by a management company.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Standard Download Speed 21 Mbps and Upload Speed 4 Mbps

Phone Signal – All 4G & some 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Covenants

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

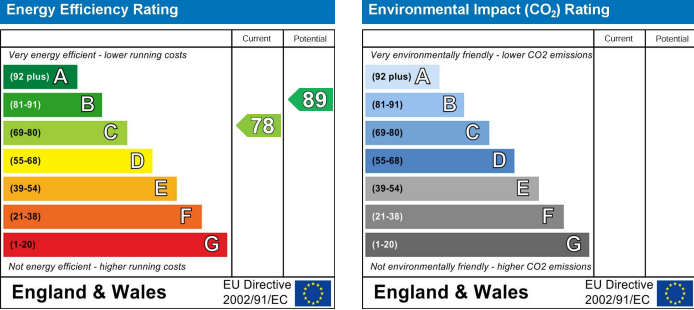
Service Charge in the year marketing commenced (£PA): £1,560

The information regarding the ground rent and service charge has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge. 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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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.

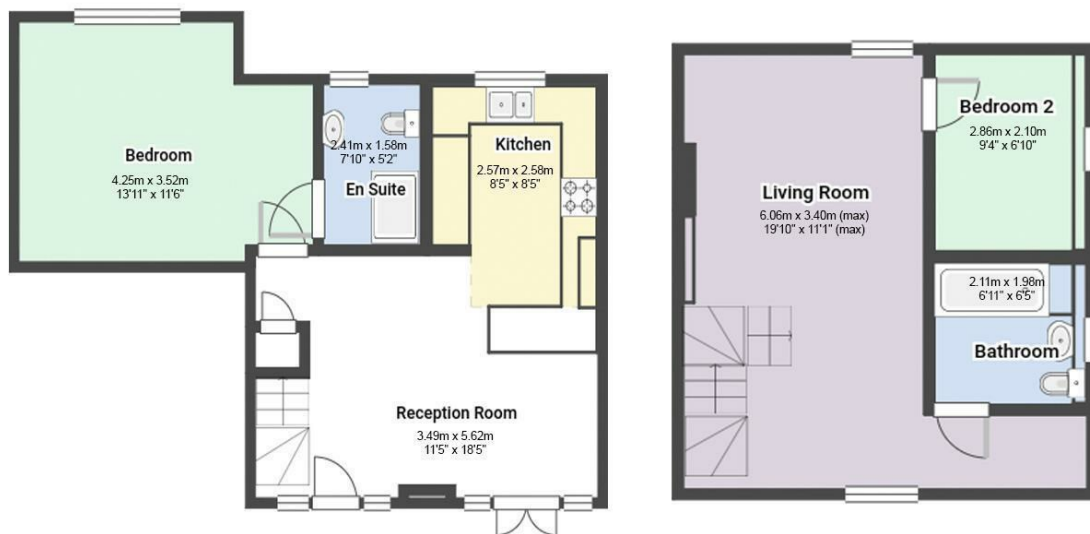
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



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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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