

# HoldenCopley

PREPARE TO BE MOVED

Lynncroft Street, Strelley, Nottinghamshire NG8 6FE

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**Offers Over £300,000 - £335,000**



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## DETACHED HOUSE...

Welcome to this corner detached house, perfectly positioned in a sought-after location, offering convenient access to shops, schools, and a wealth of local amenities. Excellent transport links provide quick and easy routes into Nottingham City Centre, making this home ideal for a growing family. Upon entering, you are greeted by a hallway leading to a spacious living room, featuring double French doors that open onto the rear garden, flooding the space with natural light. The generous-sized fitted kitchen diner with double French doors to the garden is perfect for family meals and entertaining. A downstairs W/C adds to the ground floor's practicality. Upstairs, you will find three well-appointed bedrooms, including a main bedroom with an en-suite, and a further three-piece bathroom suite, ensuring comfort and convenience for all family members. The exterior of the property to the front features a gravelled area adorned with established shrubs, trees, and plants, complemented by courtesy lighting. A driveway leads to the garage, which boasts lighting, electricity, ample storage, and an up-and-over door. The enclosed rear garden offers a lawn, patio seating area, planted borders, an outside tap, courtesy lighting, and a fence panelled boundary.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen Diner
- En-suite To The Master Bedroom
- Three Piece Bathroom Suite & Ground Floor W/C
- Driveway & Garage
- Enclosed Rear Garden
- Well-Presented Throughout
- Must Be Viewed











GROUND FLOOR

Hallway

11'9" x 6'0" (3.60 x 1.84)

The hallway has Karndean flooring, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

W/C

4'10" x 4'7" (1.48 x 1.42)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin with a tiled splashback, a radiator, and Karndean flooring.

Living room

18'2" x 11'2" (5.55 x 3.41)

The living room has two UPVC double glazed windows to the front elevation, a TV point, a radiator, carpeted flooring, and double French doors opening out to the rear garden.

Kitchen Diner

18'1" x 15'7" (5.53 x 4.76)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, integrated fridge freezer, integrated washing machine and dishwasher, space for a dining table, a radiator, recessed spotlights, Karndean flooring, two UPVC double glazed windows to the front and rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

10'11" x 5'10" (3.33 x 1.80)

The landing has a UPVC double glazed window to the rear elevation, carpeted flooring, and access to the first floor accommodation.

Master bedroom

17'0" x 11'8" (5.20 x 3.58)

The main bedroom has two UPVC double glazed windows to the front elevation, a radiator, carpeted flooring, and access into the en-suite.

En-Suite

7'6" x 6'2" (2.31 x 1.89)

Th en-suite has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a double shower enclosure with a wall-mounted shower fixture, a radiator, partially tiled walls, and vinyl flooring.

Bedroom Two

13'2" x 12'5" (4.02 x 3.80)

The second bedroom has two UPVC double glazed windows to the front elevation, a radiator, an in-built cupboard and carpeted flooring.

Bedroom Three

7'8" x 7'4" (2.34 x 2.25)

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

Bathroom

6'0" x 4'7" (1.84 x 1.41)

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, an extractor fan, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a gravelled area with established shrubs, trees and plants, courtesy lighting, and a driveway to a garage.

Garage

20'11" x 10'9" (6.40 x 3.28)

The garage has lighting, electrics, ample storage, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is an enclosed garden with an outside tap, courtesy lighting, planted borders, a lawn, a patio seating area, and fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload

220Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City 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:

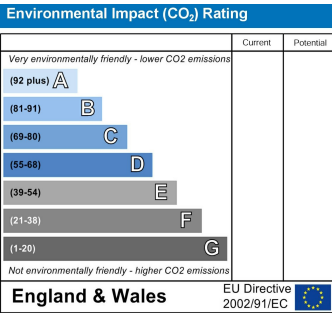
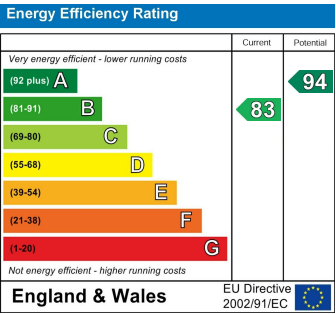
Property Tenure is Freehold

Service Charge in the year marketing commenced (£PA): £233.97

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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.

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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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