

# HoldenCopley

PREPARE TO BE MOVED

Linden Grove, Gedling, Nottinghamshire NG4 2QU

---

£575,000

Linden Grove, Gedling, Nottinghamshire NG4 2OU

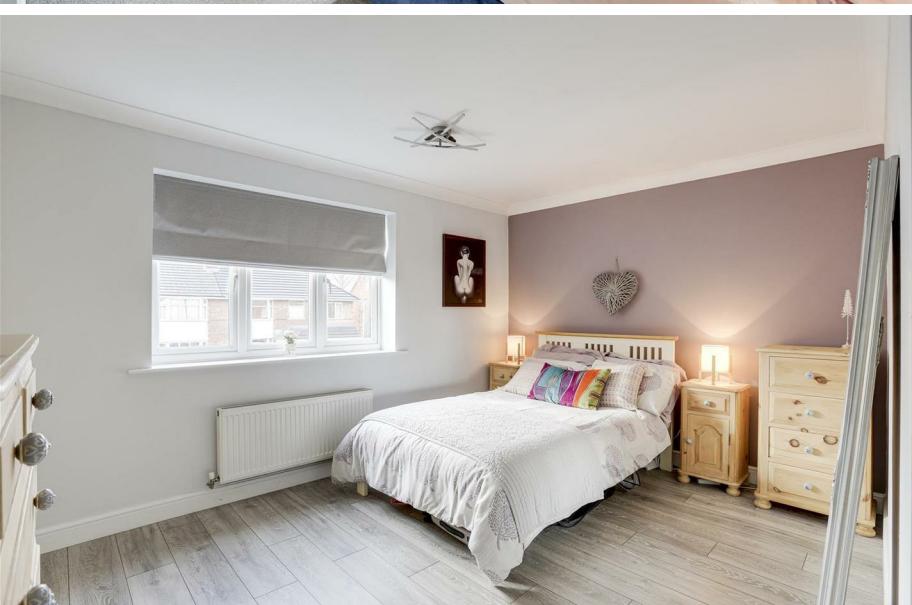


## BEAUTIFULLY PRESENTED DETACHED FAMILY HOME...

This beautifully presented detached family home offers spacious and versatile accommodation throughout, making it the ideal purchase for buyers seeking a property they can move straight into. Situated in a popular location, the house is conveniently placed close to shops, great schools, transport links, and Gedling Country Park. To the ground floor, the property welcomes you with an entrance hall leading to a handy W/C. The spacious living room features double French doors opening onto the rear garden and at the heart of the home sits the impressive modern fitted kitchen. The kitchen boasts a central island, top-of-the-range integrated appliances, a striking roof lantern, and bi-folding doors that seamlessly connect the indoor space to the garden — ideal for year-round entertaining. Completing the ground floor is a formal dining room, a useful utility room, and internal access to the double garage, which benefits from an electric garage door. The first floor carries five well-proportioned bedrooms, two of which enjoy their own en-suite bathrooms, while the remaining bedrooms are served by a three-piece family bathroom. Additional storage is provided via a boarded loft, offering ample practicality. Externally, the property has a block-paved driveway to the front, complete with an EV charging point, alongside a neatly maintained lawned garden. To the rear, the private, landscaped garden offers a paved patio seating area, a lawn, a further paved patio with pergola, and raised wooden planters filled with mature shrubs and trees. The home has been recently decorated throughout and features HIVE smart heating, adding further convenience and efficiency for modern living.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Modern Fitted Kitchen-Diner With Integrated Appliances & Utility Room
- Two Spacious Reception Rooms
- Ground Floor W/C
- Three Piece Bathroom Suite & Two En-Suites
- Off-Road Parking With EV Charger & Integral Double Garage
- Private Landscaped Rear Garden
- HIVE Heating
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

15'5" x 9'10" (4.72m x 3.01m)

The entrance hall has ceramic tiled flooring, carpeted stairs, coving and a single composite door providing access into the accommodation.

### W/C

6'3" x 2'11" (1.93m x 0.91m)

This space has a low level concealed flush W/C, a countertop wash basin with storage and a tiled splashback, ceramic tiled flooring, a radiator, recessed spotlights and an extractor fan.

### Living Room

15'9" x 14'9" (4.82m x 4.51m)

The living room has wooden flooring, a vertical radiator, a partially panelled feature wall, coving and UPVC double French doors providing access out to the garden.

### Dining Room

11'10" x 9'4" (3.61m x 2.85m)

The dining room has a UPVC double-glazed window to the front elevation, wood-effect laminate flooring, a radiator and coving.

### Kitchen

22'10" x 14'2" (6.96m x 4.34m)

The kitchen has a range of gloss handleless base and wall units with Quartz worktops and a matching island with a wooden breakfast bar, two integrated Neff slide and hide ovens and a AEG dishwasher, a large Neff induction hob with a ceiling-mounted extractor hood, a sink and a half with a drainer and an Insinkerator tap which can provide boiling hot water, space for an American style fridge-freezer, ceramic tiled flooring, two vertical radiators, recessed spotlights, a roof lantern, an Aluminium double-glazed window to the side elevation and Aluminium bi-folding doors providing access out to the garden.

### Utility Room

6'9" x 6'4" (2.07m x 1.94m)

The utility room has fitted gloss base and wall units with worktops and a tiled splashback, a sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, ceramic tiled flooring, an extractor fan, access into the garage and a UPVC double-glazed window to the side elevation.

### Garage

17'3" x 15'8" (5.28m x 4.80m)

The garage has lighting, power points, a wall-mounted boiler and an electric garage door.

## FIRST FLOOR

### Landing

14'11" x 11'10" (4.55m x 3.63m)

The landing has carpeted flooring, a radiator, a built-in cupboard, access into the boarded loft, coving and provides access to the first floor accommodation.

### Master Bedroom

15'8" x 14'0" (4.78m x 4.27m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, fitted floor to ceiling wardrobes with a dressing table, a radiator, coving, recessed spotlights and access into the en-suite.

### En-Suite

6'7" x 5'10" (2.02m x 1.80m)

The en-suite has a low level flush W/C, a vanity style wash basin, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, ceramic tiled flooring, ceramic partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

### Bedroom Two

10'4" x 11'10" (3.16m x 3.62m)

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

### En-Suite

8'5" x 6'9" (2.59m x 2.06m)

The en-suite has a low level flush W/C, a wall-mounted vanity style wash basin, a walk-in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, ceramic tiled flooring and ceramic partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

### Bedroom Three

13'6" x 11'4" (4.14m x 3.46m)

The third bedroom has a UPVC double-glazed window to the front elevation, wood-effect laminate flooring, a radiator, a fitted floor to ceiling wardrobe and coving.

### Bedroom Four

10'4" x 9'10" (3.17m x 3.01m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, wood-effect laminate flooring, a radiator and coving.

### Bedroom Five

10'4" x 8'3" (3.17m x 2.53m)

The fifth bedroom has a UPVC double-glazed window to the rear elevation, wood-effect laminate flooring, a radiator and coving.

### Bathroom

7'5" x 6'7" (2.28m x 2.01m)

The bathroom has a low level concealed flush W/C, a vanity style wash basin, a fitted bath with a mains-fed over the head rainfall shower, hand-held shower and a glass shower screen, patterned ceramic tiled flooring, partially tiled ceramic walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front is a block paved driveway with an EV charger, a garden with a lawn, decorative stones and a single wooden gate providing rear access.

### Rear

To the rear is a private landscaped garden with a paved patio seating area, a lawn, a further paved patio seating area with a pergola, raised wooden planters with mature shrubs and trees, decorative stones and fence-panelled boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800 Mpbs & Highest upload speed at 220 Mbps

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

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 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.

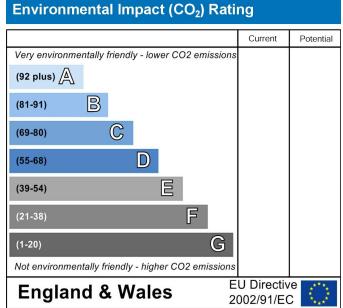
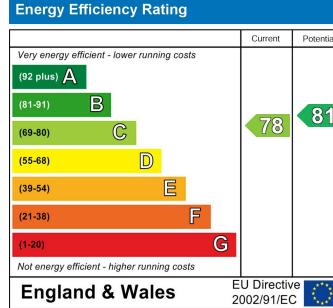
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees 1: 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.





**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.

**0115 7734300**

**906A Woodborough Road, Mapperley, Nottingham, NG3 5QR**

**mapperleyoffice@holdencopley.co.uk**

**www.holdencopley.co.uk**