

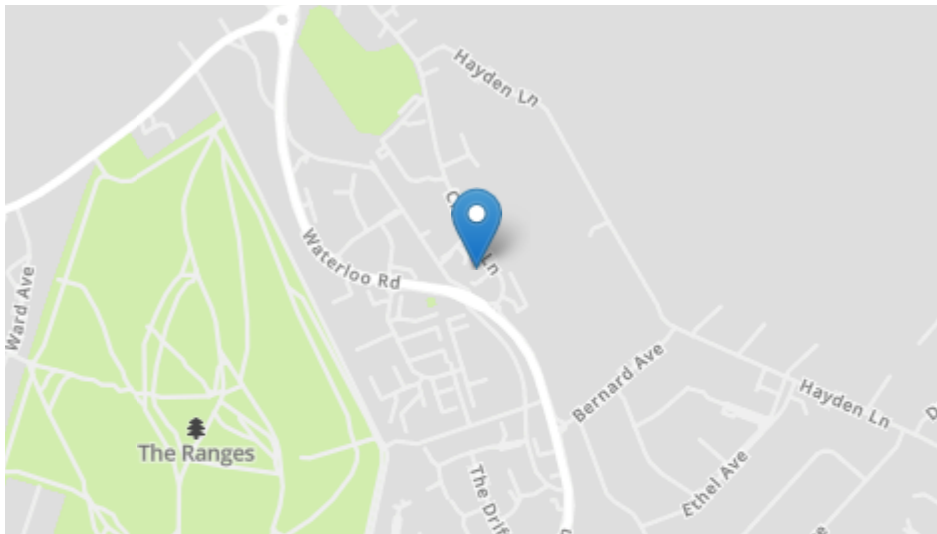
Victoria Grove, Linby, NG15 8GY

Offers Over £475,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 28213512

Our Seller says....

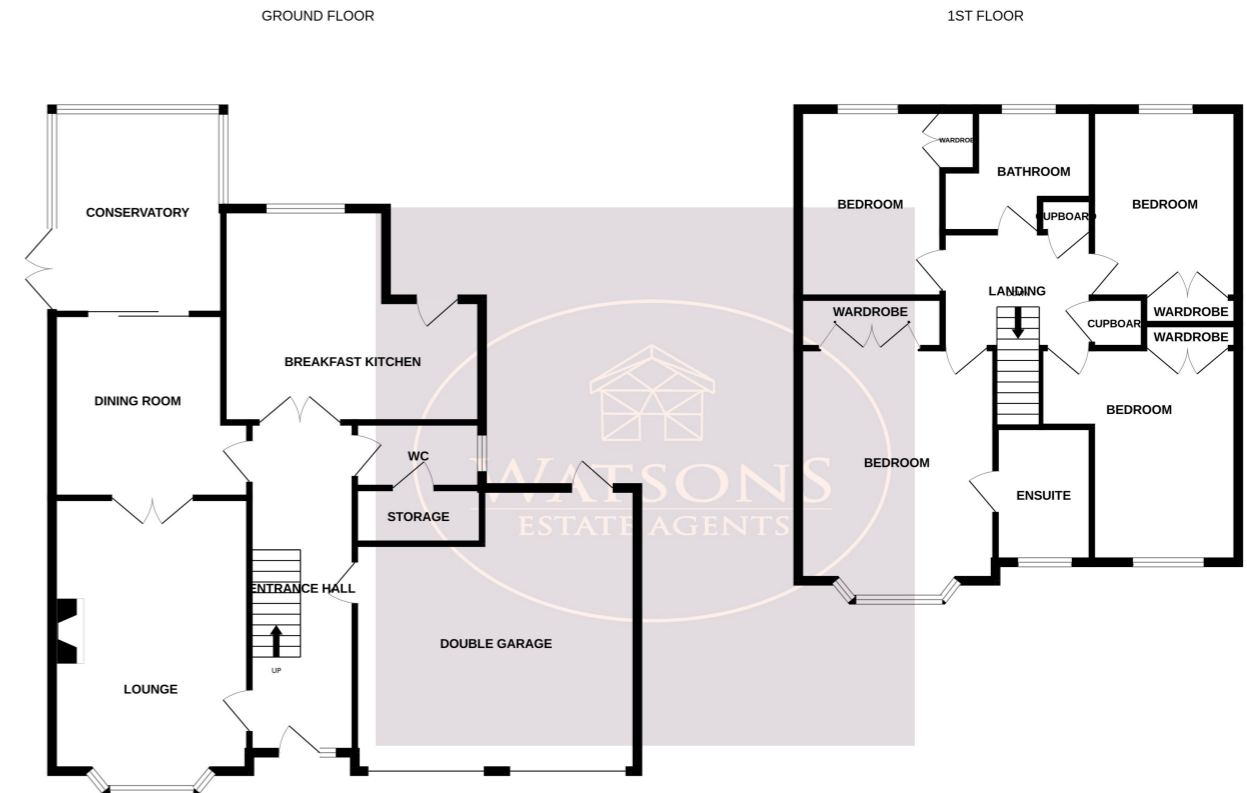
- Executive Detached Family Home
- 4 Double Bedrooms
- 2 Reception Rooms
- Conservatory & Downstairs WC
- En Suite & Family Bathroom
- Driveway & Double Garage
- Private South West Facing Rear Garden
- Popular Cul De Sac Location
- Corner Plot
- No Upward Chain

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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*****FIT FOR A QUEEN***** An executive four bedroom detached family home located on a secluded cul-de-sac of just four properties in the sought after village of Linby, on a superb plot. Offered to the market with no upward chain and benefiting from two reception rooms, conservatory, four double bedrooms, primary with en-suite, wrap around gardens with a private south-west facing rear aspect, generous driveway and double garage. Briefly comprising; entrance hallway, lounge, dining room, conservatory, breakfast kitchen, downstairs wc, integral double garage. To the first floor, four double bedrooms, primary with en-suite, and family bathroom. Outside, the property sits on a wonderful private plot, with wrap around gardens, featuring a South-West facing rear, generous driveway providing ample off road parking, and access to the double garage. Linby is a highly sought after village, located close to the popular town of Hucknall, offering an array of amenities including shops, pubs and favoured schools. Nearby are a range of beauty spots including the famous Newstead Abbey, and excellent transport links including road networks, and tram routes provide easy access to the surrounding towns and city centre. Contact Watsons to arrange your viewing.

Ground Floor

Entrance Hall

Stairs to the first floor, radiator, under stairs storage and doors to the lounge, dining kitchen, dining room, downstairs WC and garage.

Lounge

6.02m x 3.71m (19' 9" x 12' 2") UPVC double glazed window to the front, radiator, feature fire place with marble hearth and inset electric fire. French doors to the dining room.

Dining Room

3.71m x 3.58m (12' 2" x 11' 9") Radiator and sliding patio doors to the conservatory.

Dining Kitchen

5.18m x 4.29m (17' 0" x 14' 1") A range of matching wall & base units with down lighting, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: double electric oven and halogen hob with extractor over, fridge and dishwasher. Tiled flooring, uPVC double glazed window to the rear and door leading to the rear garden.

WC

WC, pedestal sink unit, chrome heated towel rail, obscured uPVC double glazed window to the side and door to the storage cupboard.

Conservatory

3.92m x 3.21m (12' 10" x 10' 6") Brick & uPVC double glazed construction, tiled flooring and French doors to the rear garden.

First Floor

Landing

Airing cupboard housing the hot water tank, access to the attic (fully boarded) and doors to all bedrooms and bathroom.

Primary Bedroom

5.51m x 3.64m (18' 1" x 11' 11") UPVC double glazed bay window to the front, radiator, ceiling spotlights, a range of fitted furniture and door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Chrome heated towel rail and obscured uPVC double glazed window to the front.

Bedroom 2

3.64m x 3.48m (11' 11" x 11' 5") UPVC double glazed window to the front, radiator and fitted wardrobe.

Bedroom 3

3.74m x 2.71m (12' 3" x 8' 11") UPVC double glazed window to the rear, fitted wardrobe and radiator.

Bedroom 4

3.76m x 2.68m (12' 4" x 8' 10") UPVC double glazed window to the rear, fitted wardrobe and radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, bath and shower cubicle. Radiator, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property are 2 turfed lawns. A block paved driveway provides ample off road parking leading to the double integral garage with electric roll up doors and power with access to the attic (partly boarded and with power) and plumbing for washing machine. The wrap around landscaped lawns lead to the South facing rear garden offering a good level of privacy with 2 turfed lawns, paved patio seating area, flower bed borders with a range of mature plants, shrubs and trees. Other features include a garden pond, covered pergola, timber built shed, greenhouse and is enclosed by wall & timber fencing to the perimeter with gated access to the side.