

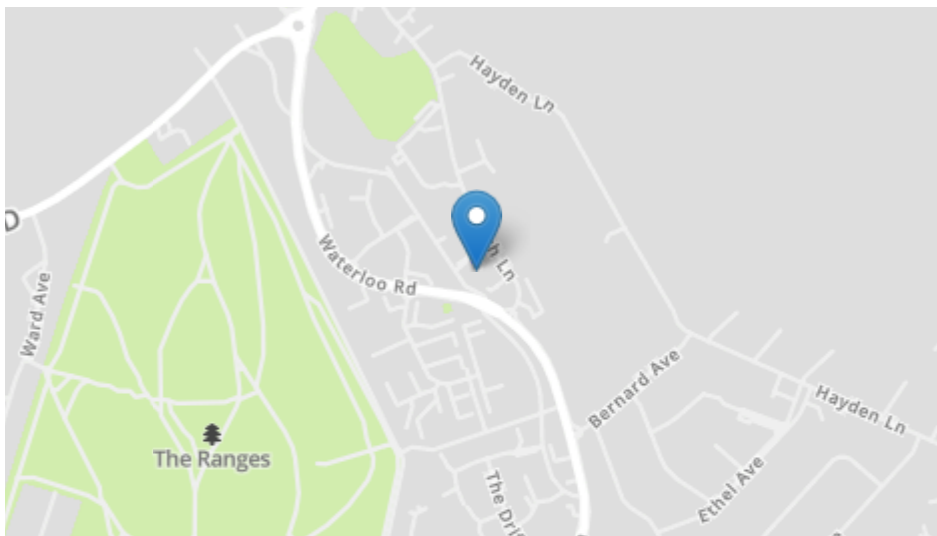
Victoria Grove, Linby, NG15 8GY

Offers Over £400,000

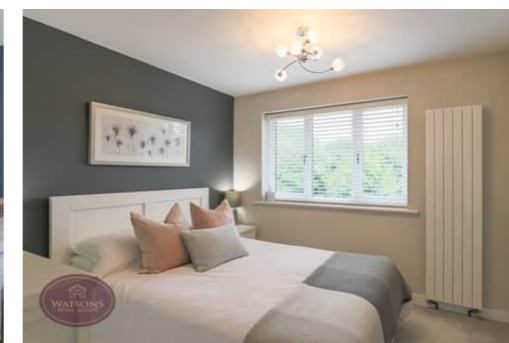


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		57	74
England, Scotland & Wales		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 - 27926415

Our Seller says....

- Extended Detached Family Home
- 4 Bedrooms
- Open Plan Lounge, Diner & Breakfast Kitchen
- Study & Downstairs WC
- En Suite & Family Bathroom
- Driveway & Garage
- Popular Cul De Sac Location
- Excellent Road & Public Transport Links
- Beautifully Presented Throughout
- 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



ALL THE BOXES TICKED! An extended and beautifully renovated four bedroom detached property located in the sought after village of Linby. Positioned on a peaceful cul-de-sac of just a handful of properties, and benefiting from three reception rooms including a stylish fitted kitchen, two bathrooms, garage, and private rear garden. Briefly comprising; storm porch, hallway, garage, downstairs wc, study, lounge, dining room, kitchen. To the first floor, four bedrooms, primary with en-suite, and family bathroom. Outside, to the front is a driveway providing off road parking 3 cars and access to the garage, whilst the rear garden is privately enclosed and perfect for entertaining. Located in the sought after village of Linby, the property is within easy reach of the nearby town of Hucknall which provides all amenities you could need, whilst a handful of well regarded pubs and restaurants are close by, along with countryside walks and road links to Nottingham and beyond. This beautiful family home which is offered with NO UPWARD CHAIN won't be around for long, contact Watsons today to arrange your viewing.

Ground Floor

Storm Porch

Door to the entrance hall.

Entrance Hall

Composite entrance door to the front, stairs to the first floor, cloakroom, wood effect laminate flooring, doors to the garage, WC, study and dining area.

WC

WC, vanity sink unit, radiator and obscured uPVC double glazed window to the side.

Study

2.6m x 2.41m (8' 6" x 7' 11") UPVC double glazed window to the front with integrated blinds, radiator.

Lounge

5.63m x 3.68m (18' 6" x 12' 1") UPVC double glazed bay window to the rear with integrated blinds, vertical radiator, wood effect laminate flooring and open to the dining area and breakfast kitchen.

Dining Area/Breakfast Kitchen

7.46m x 2.65m (24' 6" x 8' 8") A range of matching wall & base units with up lighting, work surfaces incorporating an inset Belfast sink. Integrated appliances to include: fridge freezer & dishwasher. Space for Rangemaster cooker with extractor over. Vaulted ceiling, breakfast bar, ceiling spotlights, wood effect laminate flooring, radiator, velux windows, uPVC double glazed window to the rear with integrated blinds and bi folding doors leading to the rear garden.

First Floor

Landing

UPVC double glazed window to the side with integrated blind, airing cupboard, access to the attic (partly boarded) and doors to all bedrooms and bathroom.



While 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. Made with Metropix 02/24

Primary Bedroom

3.69m max x 3.2m (12' 1" x 10' 6") UPVC double glazed window to the front, vertical radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and oversized shower with handheld rainfall effect shower. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the front with integrated blind.

Bedroom 2

2.93m x 2.87m (9' 7" x 9' 5") UPVC double glazed window to the rear, fitted wardrobe and radiator.

Bedroom 3

3.74m x 2.99m (12' 3" x 9' 10") UPVC double glazed window to the rear and radiator.

Bedroom 4

3.35m x 2.03m (11' 0" x 6' 8") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with handheld rainfall effect shower over. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the side with integrated blind.

Outside

To the front of the property is a blocked paved driveway providing ample off road parking for 3 cars, leading to the integral garage with up & over door, power and plumbing for washing machine. The low maintenance rear garden comprises a paved patio seating area and a further paved patio with uncovered pergola, turfed lawn, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side.