

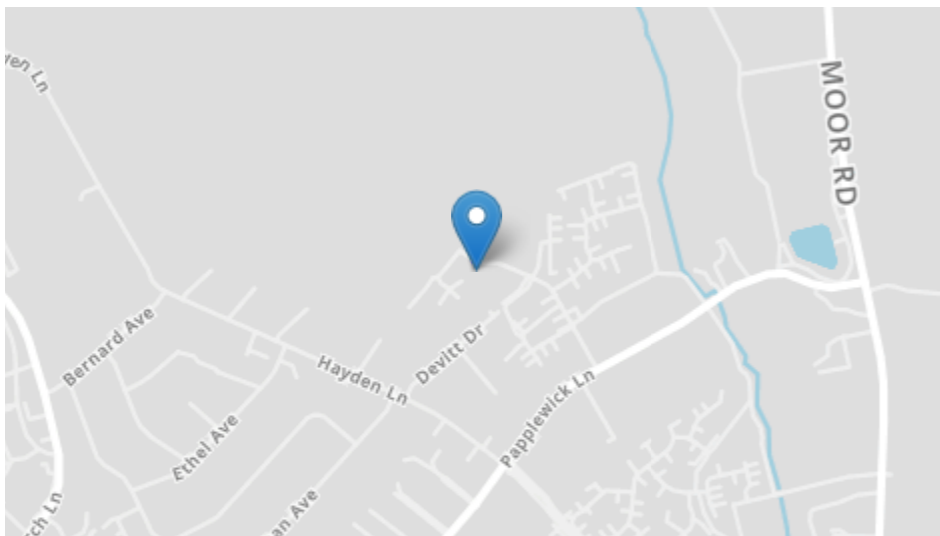
Chadburn Road, Linby, Nottingham, NG15 8JT

Offers Over £300,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 3 Bedrooms
- En Suite to Primary Bedroom
- Downstairs WC & Utility Room
- Off Road Parking
- South Facing Rear Garden
- Popular Residential Location
- NHBC Warranty

Our Seller says....

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 - 26019517

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



*** NEARLY NEW *** Sitting in the village of Linby, this three bedroom detached home is an excellent example of the recently built Belway development which is so desired. Although quiet, the area is well served by public transport with bus & tram nearby, whilst an array of shops & amenities are also not far. Built in 2021, the property still benefits from almost 8 years builders warranty for peace of mind and, in brief, the accommodation comprises: entrance hall, downstairs WC, lounge, open plan dining kitchen separate utility. Upstairs, the landing gives access to the 3 bedrooms (en suite to primary) and family bathroom. There is a long driveway to the side of the property to provide good off street parking and a lawned south facing garden is great space for families to enjoy the summer sun. Viewing is HIGHLY RECOMMENDED - call our sales team to arrange.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor, tiled flooring and doors to the lounge and dining kitchen.

WC

WC, pedestal sink unit, radiator and extractor fan.

Lounge

5.2m x 2.94m (17' 1" x 9' 8") UPVC double glazed windows to the front & side, 2 radiators.

Dining Kitchen

5.15m x 2.76m (16' 11" x 9' 1") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include electric oven & gas hob with extractor over and dishwasher. Integrated boiler, tiled flooring, radiator, uPVC double glazed windows to the rear & side, French doors to the rear garden and door to the utility.

Utility Room

2.14m x 1.52m (7' 0" x 5' 0") A range of matching wall & base units, plumbing for washing machine, tiled flooring, radiator, extractor fan and under stairs storage.

First Floor

Landing

UPVC double glazed window to the rear and doors to all bedrooms and bathroom.

Bedroom 1

3.2m x 3.02m (10' 6" x 9' 11") UPVC double glazed windows to the front & side, radiator and door to the en suite.



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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En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with mains fed shower over. Ceiling spotlights, tiled flooring, radiator and extractor fan.

Bedroom 2

2.92m x 2.77m (3.1m max) (9' 7" x 9' 1") UPVC double glazed window to the front, access to the attic, built in storage cupboard/wardrobe and radiator.

Bedroom 3

2.71m x 2.07m (8' 11" x 6' 9") UPVC double glazed window to the side and radiator.

Bathroom

2.19m x 1.68m (7' 2" x 5' 6") 3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Extractor fan, ceiling spotlights and obscured uPVC double glazed window to the side.

Outside

Running alongside the property a tarmac driveway provides ample off road parking. The South facing, low maintenance rear garden comprises a paved patio, turfed lawn and external tap. The garden is enclosed by timber fencing to the perimeter with gated access to the side.