

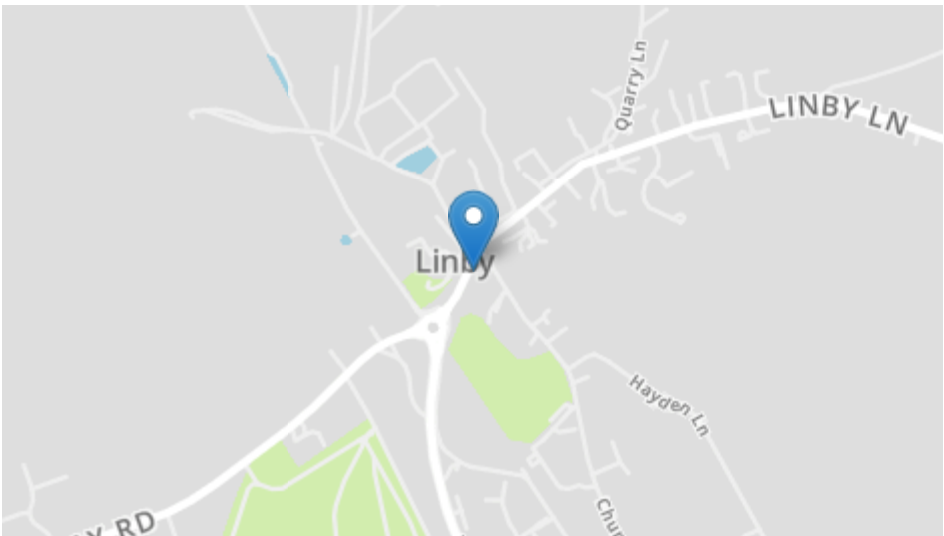
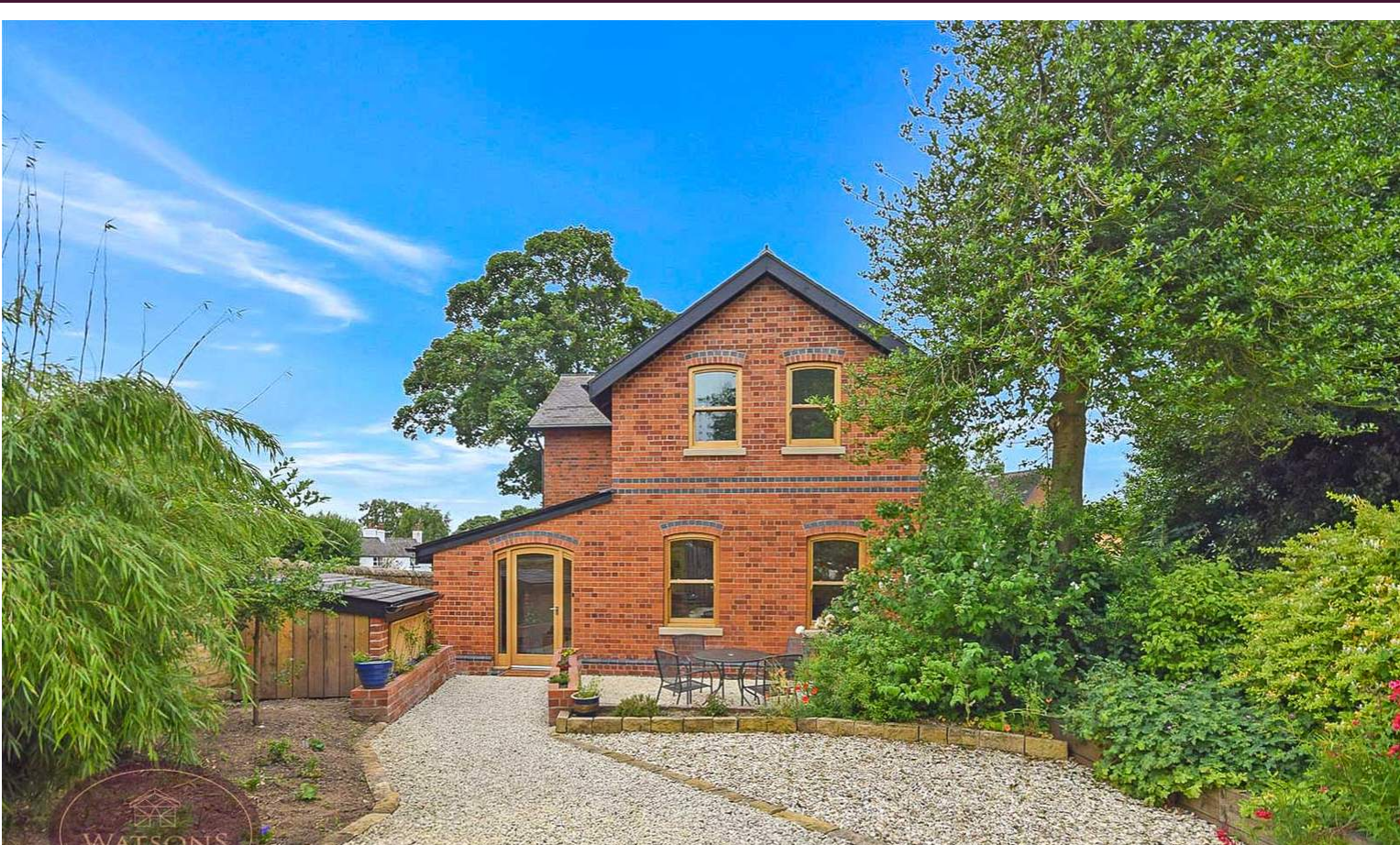
Main Street, Linby, NG15 8AE

£550,000



Main Street, Linby, NG15 8AE

£550,000



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		
	72	78
England, Scotland & Wales	EU Directive 2002/91/EC	



- Extended Detached Family Home
- 4 Bedrooms
- 3 Reception Rooms
- Modern Open Plan Dining Kitchen
- Downstairs WC
- Off Road Parking
- Sought After Location with Countryside Nearby
- Fully Renovated Throughout

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 - 27677764

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



*** A HOME OF DISTINCTION *** Nestled on a private plot in the sought-after village of Linby, is this superb 4 bedroom detached home. Fully renovated and EXTENDED, this impressive old station house is a nice blend of character features with contemporary functionality. The accommodation starts with a beautiful welcoming entrance hall and a fantastic spacious family kitchen diner with bespoke fittings and gets even better with the spectacular open plan kitchen family area which is ideal for families and entertaining. A lobby then leads to 3 further reception rooms which could be used as a warm and comfortable lounge, study and play room. Also to the ground floor is a useful separate utility & cloakroom. Upstairs, the landing leads to the 4 well proportioned bedrooms, including a walk in wardrobe to primary, as well as a contemporary styled family bathroom. Externally, the tarmacadam driveway gives an exclusive feel upon entry and the lawned garden enjoys a high level of privacy - all of which mean this is a great choice for families looking for a home of distinction. The idyllic village of Linby is a conservation area which lies 9 miles northwest of Nottingham and 7 miles from junction 27 of the M1 motorway. It has picturesque character with streams running along each side of the main street which is lined with stone built cottages. No surprise that little over 10 years ago it was awarded 'Nottinghamshire's Best Kept Village'. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door and door to the kitchen diner.

Kitchen Diner

5.69m 7.12m max) x 4.42m (18' 8" x 14' 6") A range of matching wall & base units, quartz work surfaces incorporating an inset sink & drainer unit with mixer tap. Integrated appliances to include: waist height electric oven & induction hob with extractor over and dishwasher. Corner larder, engineered wooden Herringbone flooring. Ceiling spotlights, 2 vertical radiators, 2 solid wood sash windows to the front, solid wood sash window to the side. French doors to the side and open to the inner hall.

Inner Hall

Vertical radiator, stairs to the first floor, under stairs storage cupboard, built in storage cupboard and doors to the study, playroom, lounge and WC/utility room.

Lounge

4.36m x 3.22m (14' 4" x 10' 7") 2 solid wood sash windows to the rear, vertical radiator.

Study

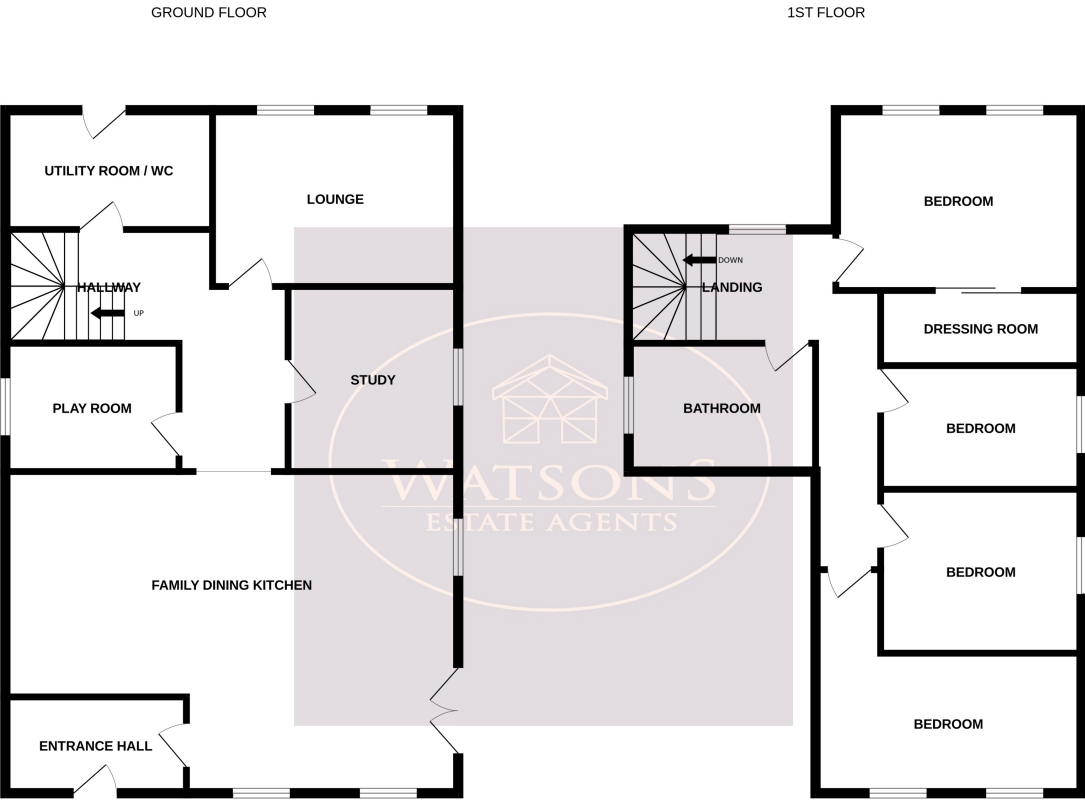
3.07m x 2.39m (10' 1" x 7' 10") Solid wood sash window to the side and radiator.

Playroom

3.32m x 3.09m (10' 11" x 10' 2") Solid wood sash window to the side, vertical radiator.

Utility Room/WC

Concealed cistern WC, and range of matching wall & base units, quartz work surfaces incorporating a one & a half bowl sink & drainer unit with flexi tap. Integrated washing machine and combination boiler. Wooden flooring and door to the rear.



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.
Made with Metropix ©2024

First Floor

Landing

Wood sash window to the rear, access to the attic (fully boarded with power) and doors to all bedrooms and bathroom.

Bedroom 1

4.43m x 3.25m (14' 6" x 10' 8") 2 solid wood sash windows to the rear, vertical radiator, vaulted feature ceiling beams and sliding doors to the dressing area.

Bedroom 2

4.7m x 2.87m (15' 5" x 9' 5") 2 solid wood sash windows to the front and vertical radiator.

Bedroom 3

3.54m x 2.89m (11' 7" x 9' 6") Circular solid wood window to the side and vertical radiator.

Bedroom 4

3.48m x 2.15m (11' 5" x 7' 1") Solid wood sash window to the side and vertical radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, bath and shower cubicle with mains fed rainfall effect shower over. Ceiling spotlights, solid wood sash window to the side and vertical radiator.

Outside

To the front of the property a tarmacadam driveway provides ample off road parking, other features include a gravel seating area and gravel paths. The driveway is enclosed by brick work to the perimeter. The rear garden comprises a turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter with gated access to the side.