

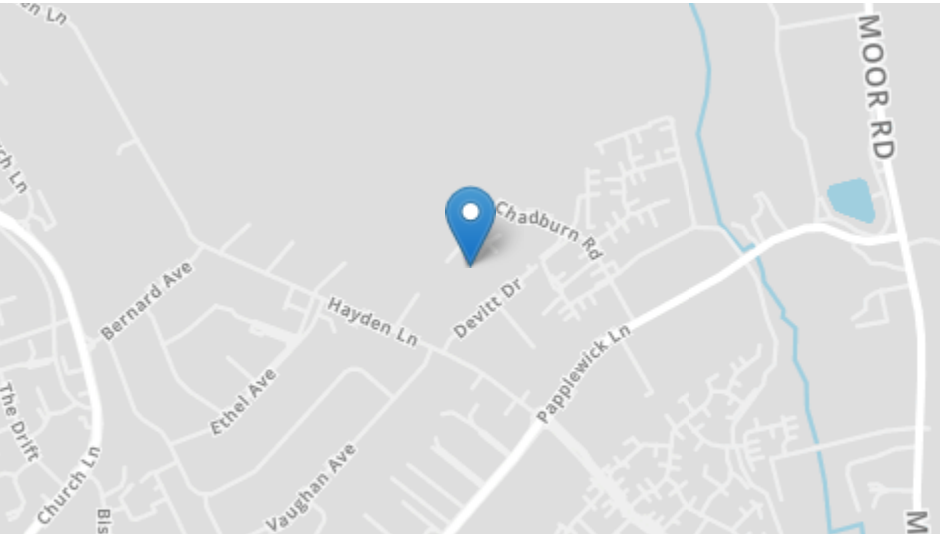
Vincent Close, Linby, NG15 8JZ

Guide Price £325,000



Vincent Close, Linby, NG15 8JZ

Guide Price £325,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



- Detached Family Home
- 4 Bedrooms
- Modern Dining Kitchen
- En Suite & Family Bathroom
- Downstairs WC & Utility Room
- Driveway & Garage
- Cul De Sac Location
- Sought After Location with Countryside Nearby

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 - 29292412

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





\*\*\* GUIDE PRICE £325,000 - £350,000 \*\*\* The modern development close to the villages of Linby & Papplewick is home to this fabulous family home with 4 DOUBLE bedrooms. Presented to a particularly high standard, viewing is HIGHLY RECOMMENDED. In brief, the accommodation comprises: entrance hall, lounge, dining kitchen , utility room, and downstairs wc, upstairs landing to the 4 bedrooms (en suite to primary) and family bathroom. Outside, there are appealing lawned gardens to the front & rear and a tarmacadam driveway provides off street parking for 2 cars, with access to an integral garage. This well regarded area enjoys easy access to amenities as well as beautiful countryside nearby, all of which is great for families. Call us now to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor, radiator, wood effect laminate flooring and door to the lounge.

Lounge

4.11m x 3.77m (13' 6" x 12' 4") UPVC double glazed window to the front with integrated shutter blinds, radiator, fitted storage cupboards and under stairs storage. Door to the dining kitchen.

Dining Kitchen

5.51m x 2.81m (18' 1" x 9' 3") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include electric oven & gas hob with extractor over, fridge freezer and dishwasher. UPVC double glazed window to the rear, tiled flooring, radiator, French doors to the rear garden and through to the utility room.

Utility Room

1.98m x 1.64m (6' 6" x 5' 5") A range of matching wall & base units, plumbing for washing machine, tiled flooring, extractor fan and doors to the WC and rear garden.

WC

1.98m x 1.17m (6' 6" x 3' 10") WC, pedestal sink unit and extractor fan.

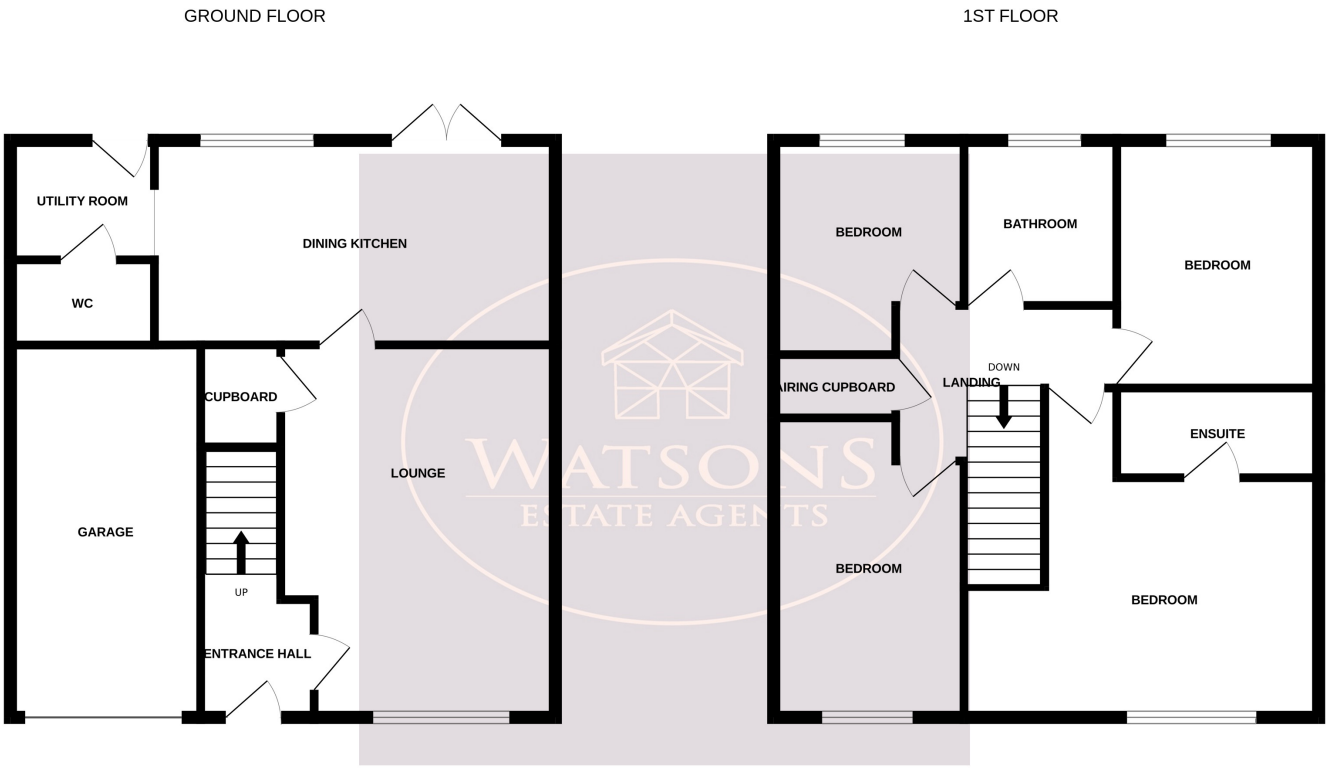
First Floor

Landing

Access to the attic (fully boarded), radiator and doors to all bedrooms and bathroom.

Bedroom 1

4.87m x 4.51m (16' 0" x 14' 10") UPVC double glazed window to the front, 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.  
Made with Metropix ©2025

En Suite

2.77m x 1.23m (9' 1" x 4' 0") 3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with mains fed shower over. Ceiling spotlights and radiator.

Bedroom 2

4.11m x 2.61m (13' 6" x 8' 7") UPVC double glazed window to the front with integrated shutter blinds. Radiator.

Bedroom 3

3.4m x 2.77m (11' 2" x 9' 1") UPVC double glazed window to the rear with integrated shutter blinds, radiator, built in wardrobe and radiator.

Bedroom 4

2.94m x 2.61m (9' 8" x 8' 7") UPVC double glazed window to the rear with integrated shutter blinds and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with mains fed shower over. Obscured uPVC double glazed window to the rear, extractor fan, ceiling spotlights and radiator.

Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs. A tarmacadam driveway provides parking for 2 cars leading to the garage measuring 5.11m x 2.61m with up & over door and power. The rear garden comprises 2 paved patio seating areas, turfed lawn, timber built shed, external tap and is enclosed by timber fencing to the perimeter with gated access to the side.