



**27 Askew Road, Linby, Nottingham,  
Nottinghamshire NG15 8JU**

**£275,000**

Tel: 0115 9680268



- Modern Detached House
- Open Views To The Front
- Substantial Driveway
- En Suite & Family Bathroom
- Beautifully Presented Throughout
- Private Landscaped Rear Garden
- Three Bedrooms
- Excellent Position / Viewing Essential

A beautifully presented, three bedroom detached home positioned in arguably one of the best positions on this extremely popular new residential development in the ever popular village of Linby. Our current vendors were extremely selective when choosing a home on this development and is now offered to the open market for the next owners to benefit equally from this well-placed home overlooking an open nature reserve to the front elevation.

The current owners have improved this wonderful sleek and stylish home in all the right places and added those finer details with incredible attention detail with extra LED spotlights, fresh décor along with styling the property tastefully with a contemporary yet neutral easy on the eye feel and a much-improved private landscaped rear garden which is truly impeccable with its well-planned patio area, additional raised decked sitting area, summerhouse and a garden shed included within the sale.

The internal accommodation comprises an entrance hall, downstairs WC, lounge with pleasant outlook over the opposing green space and a dining kitchen accompanied by timeless units and integrated appliances. To the first-floor landing there are three bedrooms including a master with modern en suite shower room and a separate family bathroom.

Externally, the property as previously mentioned above is positioned in easily one of the best positions on this residential development with an open green space/nature reserve to the front which is a truly pleasant aspect from all the front rooms of the property. There is a well-maintained front lawn and a private driveway which is well proportioned for a home of this age offering off road parking for a couple of cars. To the rear of the property the quality of the landscaping is apparent having been well thought out and executed with large meter square patio porcelain slabs, well maintained central lawn with raised sleeper beds well stocked with mature planting, raised decked sitting area, substantial summerhouse and additional garden shed offering that perfect hidden storage.

We are certain this is a home bound to impress a wide range of buyers and will not be available for long so call us today to book your essential viewing before it's too late.

#### **ENTRANCE HALL**

w: 1.32m x l: 1.3m (w: 4' 4" x l: 4' 3")

An open naturally light entrance hallway with a radiator, ceiling light point and access doors into the downstairs WC and living room.

#### **DOWNSTAIRS WC**

w: 1.42m x l: 1.02m (w: 4' 8" x l: 3' 4")

A handy addition to any home, a downstairs WC benefits from a low flush WC and a wash hand basin with chrome mixer tap, ceiling lighting and an extractor fan.

#### **LIVING ROOM**

w: 4.47m x l: 3.4m (w: 14' 8" x l: 11' 2")

A beautifully worked spacious living room with a central ceiling light point a radiator, door into both the entrance hall and the inner hall and a wonderful open aspect out of the double glazed window to the front elevation.

#### **INNER HALL**

w: 1.32m x l: 0.94m (w: 4' 4" x l: 3' 1")

A handy inner hall separating the living room and kitchen with a ceiling light point and stairs rising to the first floor landing.

#### **OPEN PLAN DINING KITCHEN**

w: 4.8m x l: 3.4m (w: 15' 9" x l: 11' 2")

A sleek & stylish contemporary kitchen fitted with a range of high gloss wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and chrome mixer tap. integrated oven, four ring gas hob with stainless steel extractor hood over. There is also a whole host of other integrated appliances including, fridge/freezer, Zanussi washer dryer and dishwasher. Alongside a large storage cupboard with additional power point which the current owners use to house their microwave. There is also a tiled floor, wall mounted combi boiler concealed by a matching high gloss wall unit, substantial dining area with fitted banquette seating, radiator, LED ceiling spotlights & double glazed window and French doors opening onto

that stunning garden.

### **FIRST FLOOR LANDING**

w: 2.18m x l: 1.98m (w: 7' 2" x l: 6' 6")

With a feature open spindle and black contemporary topped hand rail and a ceiling light point.

### **MASTER BEDROOM**

w: 3.91m x l: 3.2m (w: 12' 10" x l: 10' 6")

A generous master bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

### **EN-SUITE**

w: 1.6m x l: 1.42m (w: 5' 3" x l: 4' 8")

A modern en suite shower room with a three piece suite comprising a large shower enclosure with wall mounted shower, wash hand basin with chrome mixer tap and a Low flush WC.

There is also a radiator, ceiling spotlights, part tiled walls and an obscure double glazed window to the rear elevation.

### **BEDROOM TWO**

w: 3.2m x l: 2.59m (w: 10' 6" x l: 8' 6")

A second bedroom which is currently set as an excellent dressing room but is a perfect size for a generous guest room with a radiator, ceiling light point and a double glazed window to the front elevation with a wonderful open outlook to the front elevation.

### **BEDROOM THREE**

w: 2.21m x l: 2.21m (w: 7' 3" x l: 7' 3")

A third bedroom currently in use as an excellent home office again enjoying that lovely open aspect to the front with a radiator, ceiling light point and a double glazed window to the front elevation.

### **BATHROOM**

w: 2.01m x l: 1.6m (w: 6' 7" x l: 5' 3")

A contemporary family bathroom with a three piece suite comprising a panelled bath with wall mounted electric shower, wash hand basin with chrome mixer tap and a low flush WC. There is also LED ceiling spotlights, part tiled walls, tiled floor, radiator and an extractor fan.

### **OUTSIDE**

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### **VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

### **TENURE**

The property is being sold as a freehold. With vacant possession on completion.

### **MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

### **FIXTURES & FITTINGS**

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fittings mentioned in the brochure.













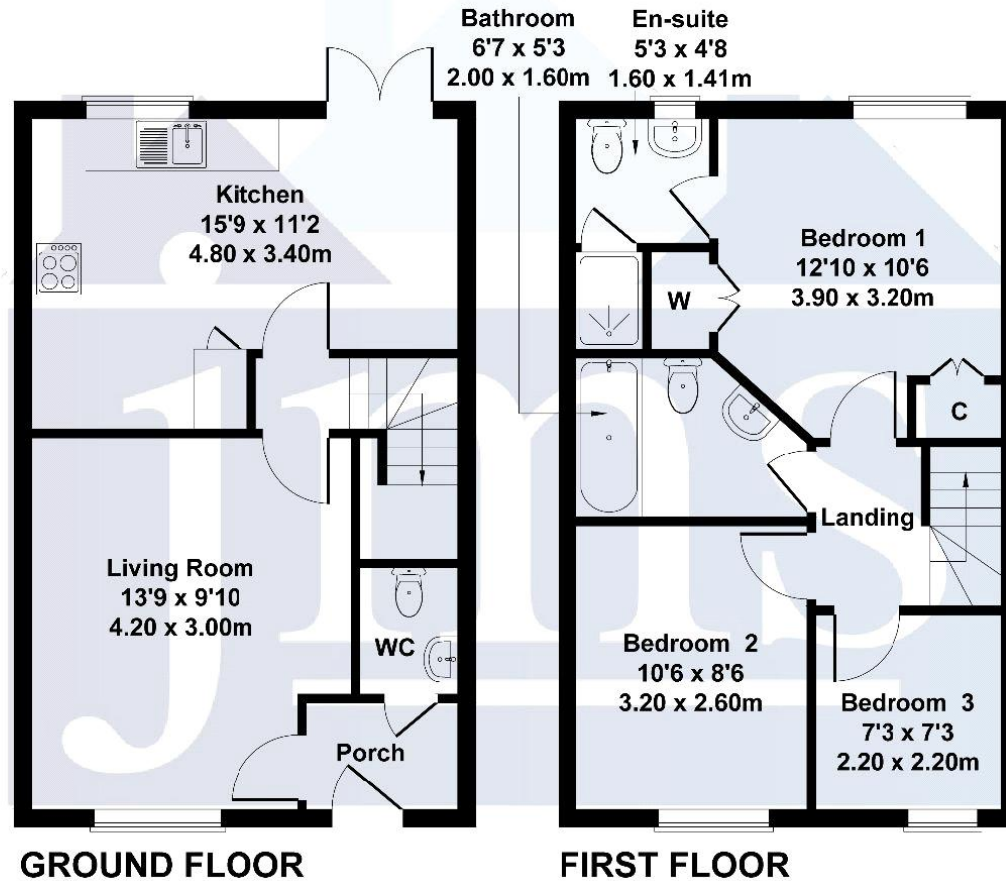




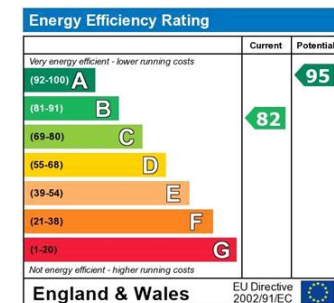
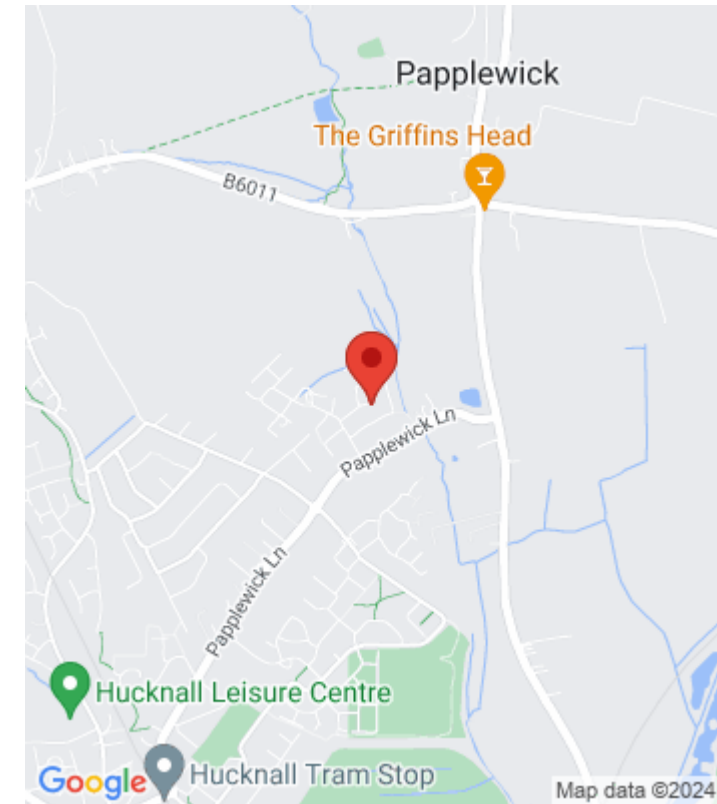


# Askew Road, Linby, NG15 8JU

Approximate Gross Internal Area  
861 sq ft - 80 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
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