



**Greenacre, Wighay Road, Linby, Nottingham,
Nottinghamshire NG15 8AH**

Offers Over £400,000

Tel: 0115 9680268



- Large Semi Detached House
- Development Potential
- Viewing Essential To Appreciate
- Excellent Scope & Potential
- Extremely Popular Location
- Large 1 Acre Plot

A traditional semi-detached house situated on an extensive plot extending to just over 1 acre. Boasting substantial living space, this versatile home is ideal for growing families, developers, or anyone looking to create their dream home. Whether you're looking to extend, renovate, or simply enjoy the existing charm, this property is a blank canvas waiting for your vision.

The property comes located in one of the local areas set in one of the area's most sought-after locations, this generously sized semi-detached home offers a rare and totally unique opportunity to acquire a property brimming with unlimited potential, all set on an impressive 1-acre plot.

The spacious internal accommodation comprises an entrance hall, two reception rooms both impressive in size with the rear one opening up a s living and dining room. There is a well-placed kitchen and conservatory and finally completing the ground floor is a handy rear lobby/alternative entrance with handy downstairs WC which also offers utility space. To the first-floor landing there are three bedrooms including two generous doubles and a large family bathroom.

Externally, the property as mentioned above stands on what feels like a truly huge and unique plot which totals just over 1 acre and currently has a large frontage which consists of a central drive and two equally split lawned areas with double wooden gates that open to a continuation of the driveway that leads onto a large outbuilding/garage with optional secure dog run. To the rear of the property there is a truly magnificently sized rear garden which opens from the front to the very rear boundary with a flat lawn slightly tiering to the very bottom of the garden with tree lined boundaries and so much more. This property does not currently have planning permission but subject to relevant planning discussions a plot of this size is certain to interest developers or those looking to create a spectacular forever home as the opportunities really could be endless.

ENTRANCE HALL

w: 4.47m x l: 2.03m (w: 14' 8" x l: 6' 8")

A large entrance hall with a radiator, ceiling lighting, storage cupboard and stairs rising to the first floor landing.

LOUNGE

w: 4.45m x l: 3.51m (w: 14' 7" x l: 11' 6")

The first spacious reception room with a central feature fireplace, radiator, ceiling light point and a double glazed bow window to the front elevation.

KITCHEN

w: 5.16m x l: 2.16m (w: 16' 11" x l: 7' 1")

A generously sized kitchen fitted with a large amount of storage units including wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer. Space for a cooker, wall mounted extractor hood. There is also an integrated fridge/freezer, integrated dishwasher, ceiling lighting, understairs storage cupboard, double glazed window to the side elevation and access door opening into the rear lobby area and downstairs WC. There are also double doors opening into the second large reception room.

SECOND RECEPTION ROOM

w: 6.83m x l: 3.4m (w: 22' 5" x l: 11' 2")

A large 22ft reception room which has a feature fireplace with inset fire. There is also ceiling lighting, radiators, glazed panel looking into the front reception room and door opening into the conservatory.

CONSERVATORY

w: 3.56m x l: 2.06m (w: 11' 8" x l: 6' 9")

A conservatory with double glazed doors opening onto the rear elevation.

REAR LOBBY

A handy rear lobby area offering an alternate entrance to the property from the rear elevation. With UPVC entrance door and an internal door opening into the:

DOWNSTAIRS WC

A handy downstairs WC with additional utility space with plumbing for a washing machine and space for a tumble dryer. There is also a low flush WC.

FIRST FLOOR LANDING

w: 2.18m x l: 2.06m (w: 7' 2" x l: 6' 9")

With double glazed window to the side elevation, ceiling lighting and a loft hatch opening into the substantial roof space.

BEDROOM ONE

w: 3.86m x l: 3.38m (w: 12' 8" x l: 11' 1")

A spacious double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM TWO

w: 3.48m x l: 3.23m (w: 11' 5" x l: 10' 7")

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

BEDROOM THREE

w: 2.06m x l: 2.06m (w: 6' 9" x l: 6' 9")

A third and final bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

FAMILY BATHROOM

w: 2.54m x l: 2.18m (w: 8' 4" x l: 7' 2")

A large family bathroom with four piece suite comprising a corner panelled bath with shower over, low flush WC and a wash hand basin. There is also a storage cupboard, radiator, ceiling lighting and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, the property as mentioned above stands on what feels like a truly huge and unique plot which totals just over 1 acre and currently has a large frontage which consists of a central drive and two equally split lawned areas with double wooden gates that open to a continuation of the driveway that leads onto a large outbuilding/garage with optional secure dog run. To the rear of the property there is a truly magnificently sized rear garden which opens from the front to the very rear boundary with a flat lawn slightly tiering to the very bottom of the garden with tree lined boundaries and so much more. This property does not currently have planning permission but subject to relevant planning discussions a plot of this size is certain to interest developers or those looking to create a spectacular forever home as the opportunities really could be endless.

OUTBUILDING

A large outbuilding/garage with optional secure dog kennel area with internal power and lighting.

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

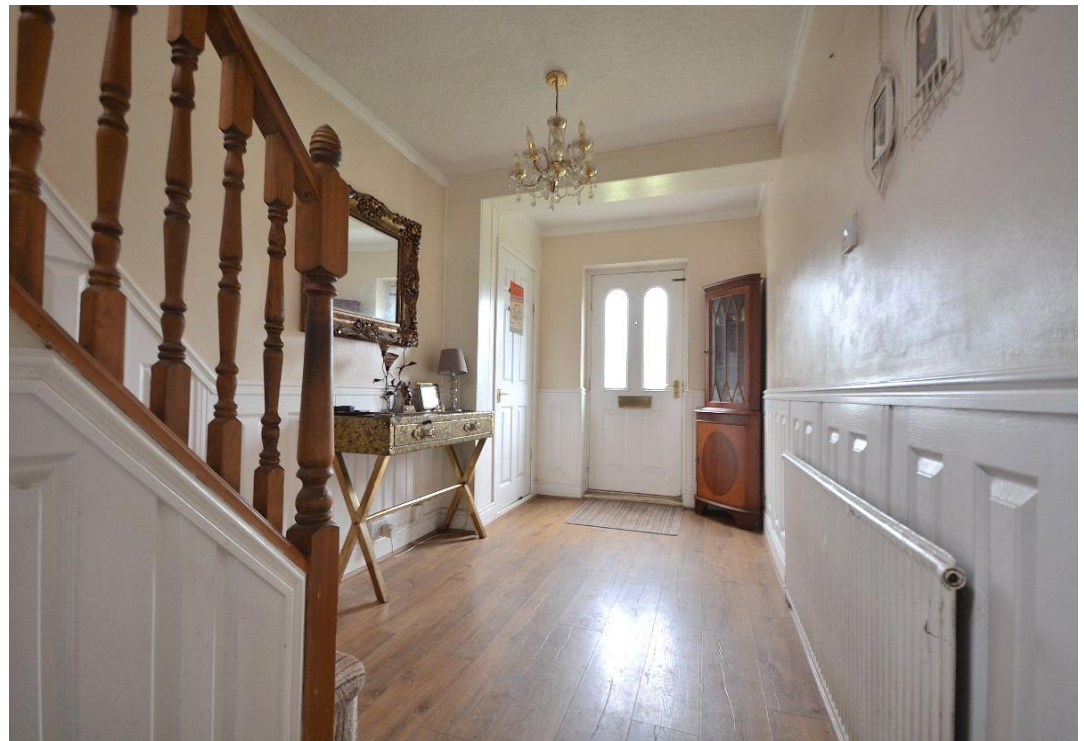
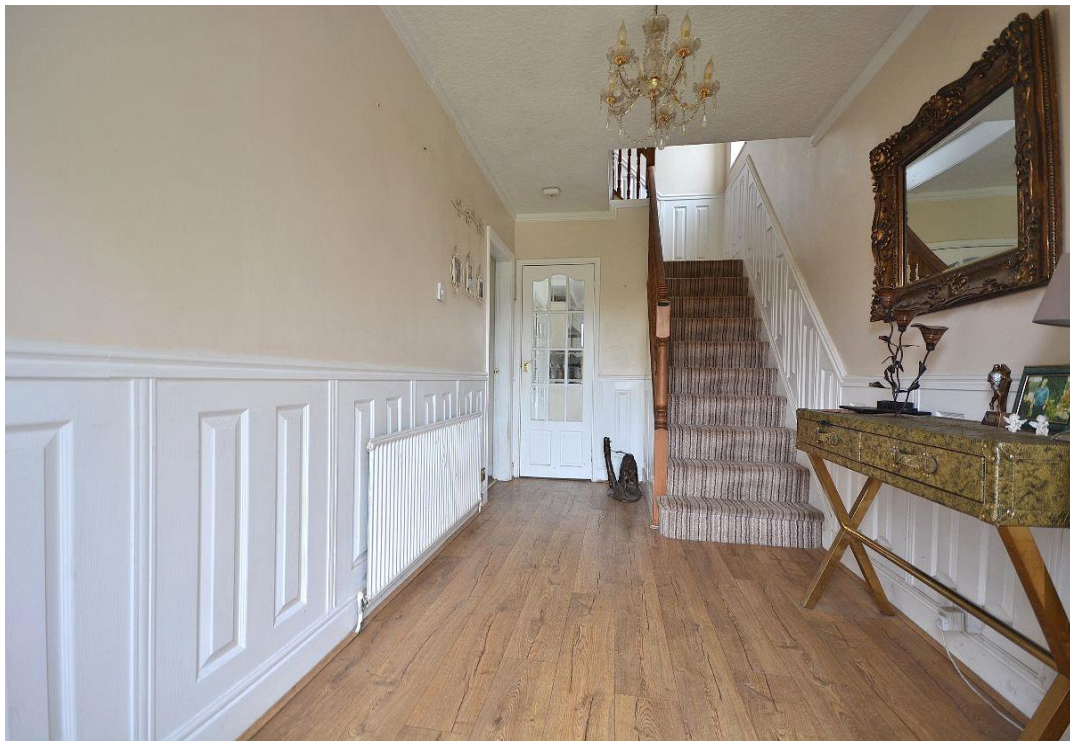
The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

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.

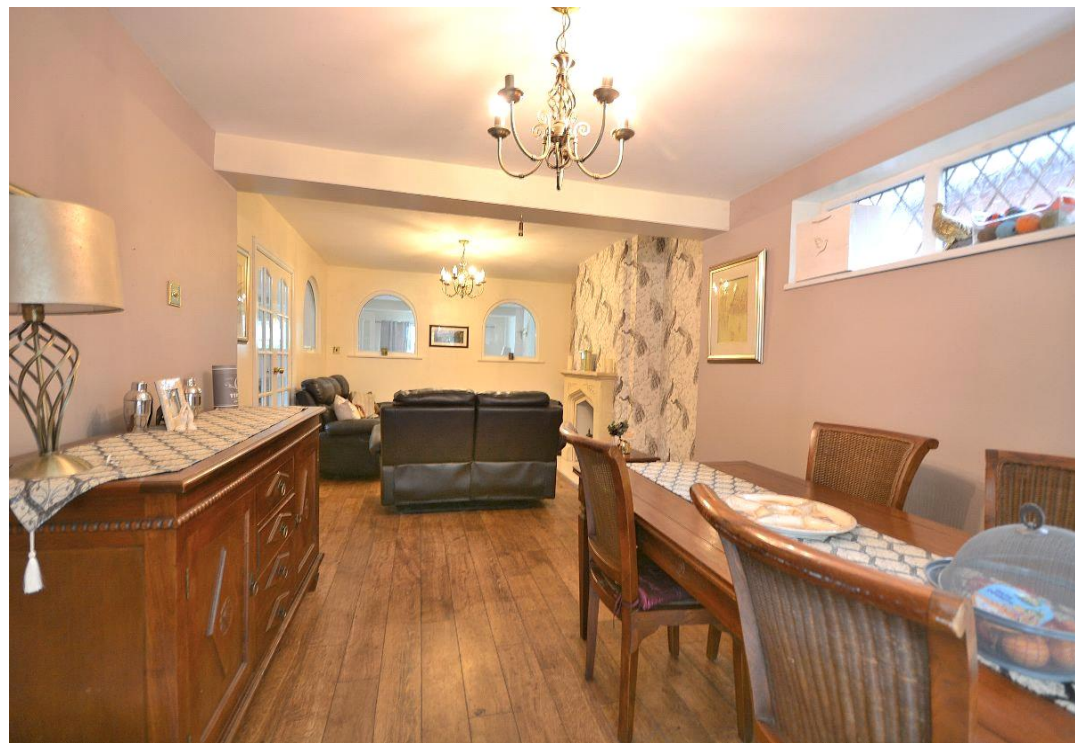
FIXTURES & FITTINGS

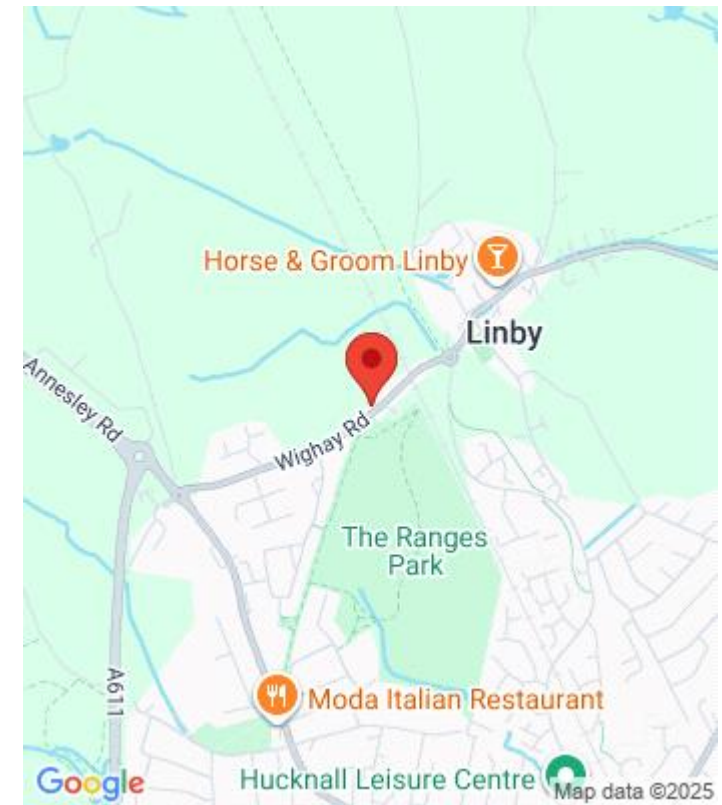
No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status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











Viewing by appointment only
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