

Linden Grove  
Sandiacre, Nottingham NG10 5EG

**Offers Over £165,000 Freehold**

A TWO BEDROOM MID TOWN HOUSE.



Situated at the head of a cul de sac is this two double bedroom neo-Georgian style town house.

This property benefits from off-street parking to the front, as well as a single garage and parking in front of an adjacent courtyard. It also has the enviable position of backing onto paddocks. The property is situated in this popular and established residential suburb, close to local amenities, including schools and good transport links being only a short drive to the A52 and Junction 25 of the M1 motorway. The A52 gives ease of access to Nottingham and Derby.

The property comes to the market in a ready to move into condition with the benefit of gas fired central heating served from a combination boiler and double glazed windows. The layout consists of an entrance hall, living room, open plan dining kitchen to the rear. To the first floor, the landing provides access to two well proportioned bedrooms and bathroom completing the accommodation.

The property is ideally suited to those looking to make their first step onto the property ladder, as well as individuals looking to downsize. An internal viewing is recommended.



## ENTRANCE HALL

Double glazed front entrance door, radiator, stairs to the first floor.

## LIVING ROOM

18'4" x 10'7" (5.59 x 3.25)

Understairs store cupboard, radiator, double glazed window to the front.

## DINING KITCHEN

13'8" x 8'0" (4.19 x 2.44)

Range of fitted wall, base and drawer units with work surfacing and matching breakfast bar, inset one and a half bowl sink unit with single drainer. Electric cooker point, plumbing for washing machine, appliance space. Table and chairs space, radiator, double glazed window and door to the rear.

## FIRST FLOOR LANDING

Built-in linen cupboard housing a 'Baxi' combination boiler (for central heating and hot water).

## BEDROOM ONE

13'8" x 10'7" (4.17 x 3.25)

Deep built-in walk-in wardrobes, radiator, double glazed window to the front.

## BEDROOM TWO

10'11" x 7'8" (3.35 x 2.34)

Radiator, double glazed window to the rear.

## BATHROOM

7'6" x 5'9" (2.31 x 1.76)

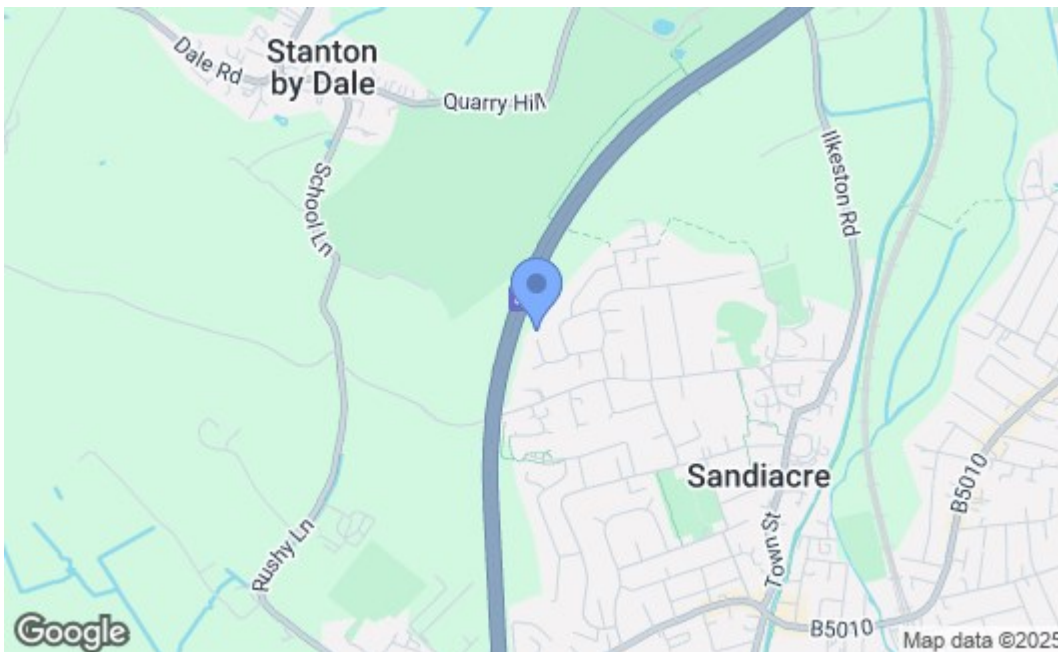
Three piece suite comprising wash hand basin, low flush WC and "P" shaped shower bath with an electric shower and screen over. Partially tiled walls, radiator, double glazed window.

## OUTSIDE

The property is situated at the head of a cul de sac with a gravel forecourt providing off-street parking for one vehicle. The rear garden is enclosed and landscaped with a patio area, central section of garden laid to lawn. At the foot of the plot is a decked area. There is gated pedestrian access at the foot of the plot leading to a communal

courtyard and garage block where the property has a single attached garage within the block with parking in front.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.