



Linton Rise  
Bakersfield, Nottingham NG3 7DB

A THREE BEDROOM, EXTENDED FAMILY  
HOME SITUATED IN BAKERSFIELD,  
NOTTINGHAM.

**£210,000 Freehold**





**\*\* MUST SEE \*\* IDEAL FAMILY HOME \*\***

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE BEDROOM, END OF TERRACE FAMILY HOME situated in BAKERSFIELD, NOTTINGHAM.

Upon entry, you are welcomed into the hallway which leads through to the lounge. Off the lounge, is the extended kitchen diner with French doors opening onto the enclosed rear garden which offers patio area, flower beds and laid to lawn.

Stairs lead to landing, first double bedroom, second double bedroom and family bathroom featuring a three piece suite.

Stairs lead to third double bedroom with access to the eaves for storage.

To the front of the home is a driveway and the home also offers solar panels.

This is the ideal home for any growing family, allowing prospective buyers to move in with ease. A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this great opportunity- Contact the office on 0115 648 5485 now!





### Entrance Hallway

2'9" x 13'1" approx (0.84 x 3.99 approx)

Side door, storage area providing access to the meters, wall mounted control for solar panels, stairs to the first floor, laminate flooring which continues into the lounge.

### Lounge

13'8" x 10'11" approx (4.19 x 3.35 approx)

Side door, storage area providing access to the meters, wall mounted control for solar panels, stairs to the first floor, laminate flooring which continues into the lounge.

### Dining Area

8'5" x 13'1" approx (2.57 x 4.01 approx)

Lino flooring, wall mounted radiator, understairs storage cupboard (measures 4'02" x 3'07") split with another storage cupboard housing the combination boiler and also has plumbing for a washing machine, space for a tumble dryer and freezer. The dining area is open plan with the kitchen.

### Kitchen

10'9" x 15'3" approx (3.28 x 4.67 approx)

Lino flooring, breakfast island with induction hob, range of wall, base and drawer units, work surfacing, wall mounted radiator, integrated fridge and freezer, electric grill and oven, plumbing for a dishwasher, double sink and drainer unit with mixer tap, double glazed window to the rear, double glazed door to the rear, two skylights.

### First Floor Landing

8'0" x 5'6" approx (2.46 x 1.68 approx)

Carpeted stairs with a double glazed window to the side. Wooden floor (painted white) which continues into both bedrooms.

### Bedroom One

10'0" x 16'11" approx (3.07 x 5.18 approx)

Two wall mounted radiators, continuation of the wood flooring (original, painted white), exposed brick wall, two double glazed windows to the rear.

### Bedroom Two

6'9" x 10'9" approx (2.08 x 3.30 approx)

White painted wooden flooring, wall mounted radiator, double glazed window to the front.

### Bathroom

6'9" x 5'10" approx (2.08 x 1.78 approx)

Lino flooring, heated towel rail, WC, wash hand basin with mixer tap, double glazed window to the side, bath with mixer tap and mains shower over. Spotlights to the ceiling, tile splashbacks.

### Bedroom Three

9'8" x 12'7" approx (2.97 x 3.84 approx)

Staircase leading to the third bedroom. Two double glazed skylights (looking out to the rear), carpeted flooring, storage to the eaves, wall mounted radiator, spotlights to the ceiling.

### Front of Property

To the front of the property there is a brick wall giving access to the driveway, surrounded by hedges and there is also a side gate from the alley giving access to the property. The drive provides off-street parking for one car and provides access to the side entrance door. Side gate giving access to the rear garden.

### Rear of Property

To the rear of the property there is a patio area with steps leading up to the further patio area with lawn. The garden is surrounded by hedges. There are two sheds at the foot of the garden. There is a gate which leads to the alley. A further patio with seating is also provided.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 8mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales 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		
England & Wales 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.