

**TO LET**



**Cranswick Close, Linby**  
**£1,200 pcm**

  
**MARTIN&CO**



## Cranswick Close, Linby

Town House,  
3 bedroom, 2 bathroom

£1,200 pcm

Date available: 1st May 2026

Deposit: £1,384

Unfurnished

Council Tax band: B

- Three Bedroom Town House
- Kitchen/Diner With French Doors To Garden
- Master Bedroom With En-Suite
- Double Width Driveway
- Sought After Linby Development
- Cul-De-Sac Setting
- Viewing Recommended.



\*\*\*Three Bedroom Town House - Sought After Development - Enclosed Garden - Off Road Parking - Master Bedroom With En-Suite - Viewing Essential!\*\*\*

The accommodation comprises of an entrance hall with cloakroom and leading to the living room and modern fitted kitchen/diner complete with white goods and French Doors to the rear garden. To the first floor the master bedroom has a fitted wardrobe and en-suite shower room with two further bedrooms and a family bathroom.

Externally, the property has an enclosed rear garden which is laid to lawn with a patio area and secure gate access. To the front is a double width driveway providing off road parking for two vehicles.

The property is offered on an unfurnished basis and is situated in this sought after modern development.

In order to meet the referencing criteria applicants must be in receipt of a salary of £36,000 from a permanent source of employment.

To reserve the property a holding fee of £276.00 is payable.





Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>97 A</b>
81-91	<b>B</b>	<b>84 B</b>	
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>		





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
702 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

