





£220,000

Mcintosh Road
Gedling
Nottingham
Nottinghamshire
NG4 4HR

EPC Rating 'D'

A super home in a much sought after location, close to an excellent range of amenities. The semi-detached property offers two double bedrooms plus a study/dressing room, together with a converted attic room with an en-suite shower room that would need retrospective planning consent in order to be used as accommodation. There is also a contemporary bathroom to the first floor. In brief, the downstairs accommodation comprises a reception hallway, through lounge dining room and a beautiful fitted kitchen. To the outside is a lawned garden with driveway to the front and to the rear is a lovely garden having a large patio with steps, picket fence and gate to the lawn beyond. This lovely home really must be viewed to be fully appreciated. It is in a great location close to schools, public transport links and recreational facilities. Contact us now to book your personal viewing appointment.





RECEPTION HALLWAY

uPVC double glazed entrance door with inset leaded glazing and side panel, radiator, laminate flooring, balustraded stairs to the first floor landing and under stairs cupboard.

LOUNGE DINER

20' 10" x 11' 11" into alcove (6.37m x 3.64m)

Dual aspect uPVC double glazed windows, two radiators, laminate flooring, coving to ceiling, ornamental fireplace and recessed lighting.



KITCHEN

14' 9" x 10' 5" (4.51m x 3.20m)

With a contemporary range of wall and base cupboards with butchers block style work surfaces over, built in electric oven and gas hob with canopy hood over, one and a half bowl sink unit and drainer, tiled splash backs, plumbing for a washing machine and dishwasher, further under counter spaces for a tumble dryer, fridge and freezer. Wall mounted gas fired combination boiler, dual aspect uPVC double glazed windows and door to the garden, radiator and recessed lighting.

FIRST FLOOR LANDING

uPVC double glazed window, radiator, store cupboard and recessed lighting.

BEDROOM ONE

11' 11" x 11' 1" (3.64m x 3.39m)

uPVC double glazed window to the front, radiator and laminate flooring.



BEDROOM TWO

11' 10" x 9' 5" (3.63m x 2.89m)

uPVC double glazed window to the rear, radiator and picture rail.

BATHROOM

Re-fitted with a contemporary suite in white comprising a low level WC and wash hand basin within a vanity unit, panelled bath with chrome rain shower and detachable shower heads, heated chrome towel rail, tiled walls and floor, two opaque uPVC double glazed windows and recessed lighting.

STUDY / DRESSING ROOM

7' 11" x 6' 5" into recess (2.42m x 1.98m)

uPVC double glazed window, radiator, coving to the ceiling, recessed lighting and door to attic room stairs.

ATTIC ROOM

Reduced Head Height 10' 4" x 9' 6" (3.16m x 2.91m)

Double glazed skylight window, radiator, storage area, recessed lighting and a door to-

EN-SUITE

Fitted with a white suite comprising a low flush WC, pedestal wash basin and shower cubicle fitted with a mains shower, heated chrome towel rail, part tiled walls, tiled floor and recessed lighting.

OUTSIDE

To the front is a lawned garden with a block paved driveway. To the rear is a private garden with a large patio area with steps leading up to the lawned garden with low maintenance borders, picket fence, gate and tree complete with treehouse.

Tenure: Freehold

Council Tax Band B

Local Authority: Gedling Borough Council

Property Directions:

From our office on Main Road in Gedling proceed to the mini traffic island taking the first exit into Arnold Lane. Take the fifth turning on the left into Shelford Road, third turning on the right onto Stanhope Road and first turning on the left onto Mcintosh Road where the property can be found on the right hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Gedling

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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