

£270,000

County Road, Gedling, Nottingham NG4 4JN

EPC Rating E



Well presented and extended detached family home with loft room and offered for sale with no upward chain.

In brief, the accommodation comprises an entrance hall, which could be utilised as an office space, living room with bow window and open plan to the dining room which has patio doors onto the rear garden and a door to the kitchen. The kitchen has stripped wood flooring and is fitted with a range of units and spaces for a cooker, dishwasher, washing machine and fridge freezer. There is also an under stair storage cupboard and door giving access to the side of the property. The stripped wood flooring continues on the stairs to the first floor landing, bedrooms two, with fitted wardrobes, bedroom three and the bathroom which has a mains fed shower over the bath. The separate WC and bedroom one complete the first floor accommodation and the loft room, with double glazed Velux windows, can be accessed via a ladder from the landing.

To the front is a driveway, carport and garage with power, lighting and heating and to the rear is a patio area and steps leading to a lawned garden.

Gedling is a popular and well-established residential area close to schools, shops, pubs, restaurants, public transport and leisure facility. It is also well known for its Country Park which has a play area and café.

- Freehold

ENTRANCE HALL 10' 2" x 6' 4" (3.1m x 1.93m)

KITCHEN 13' 3" x 7' 10" (4.04m x 2.39m)

LIVING ROOM 17' 2" x 10' 5" (5.23m x 3.18m)

DINING ROOM 11' 01" x 7' 10" (3.38m x 2.39m)

BEDROOM ONE 12' 11" x 10' 3" (3.94m x 3.12m)

BEDROOM TWO 10' 3" to wardrobe doors x 8' 5" (3.12m x 2.57m)

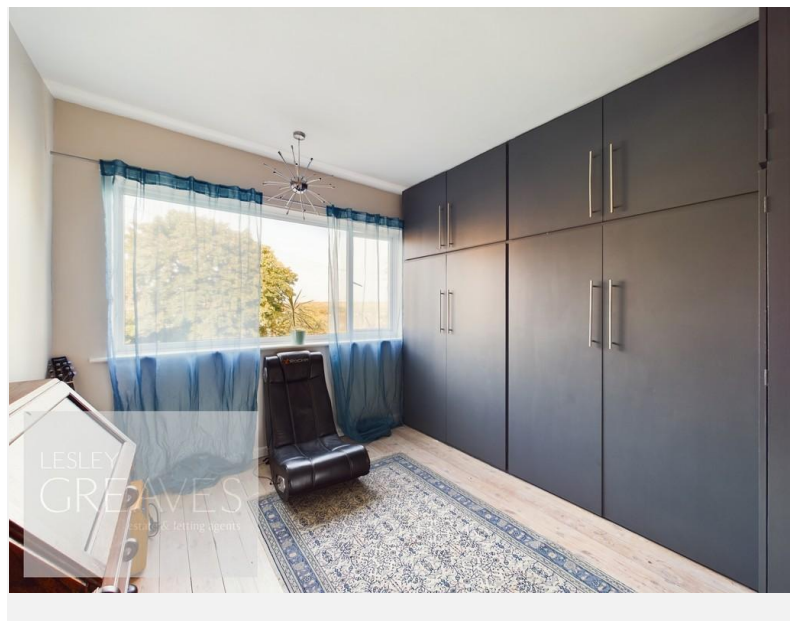
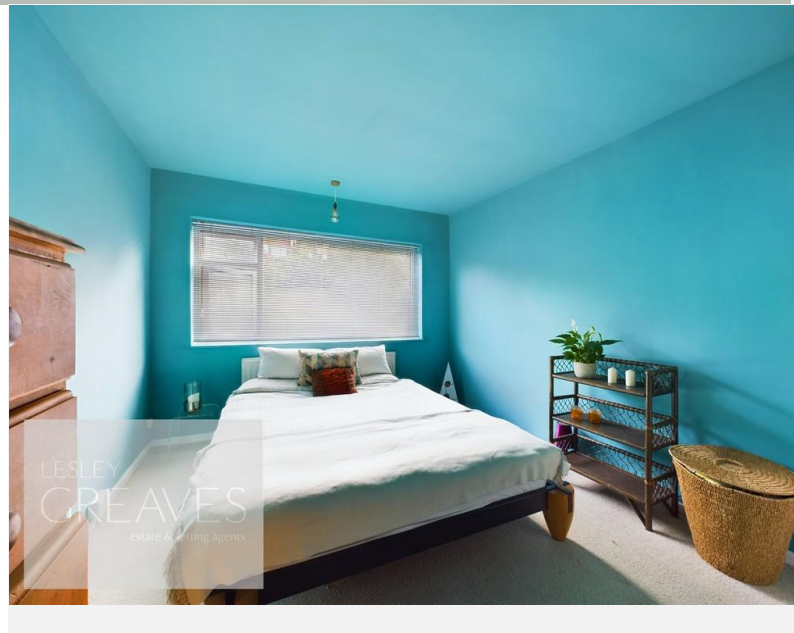
BEDROOM THREE 8' 1" x 8' 1" maximum measurements (2.46m x 2.46m)

BATHROOM 6' 5" x 4' 9" (1.96m x 1.45m)

WC 4' 9" x 2' 4" (1.45m x 0.71m)

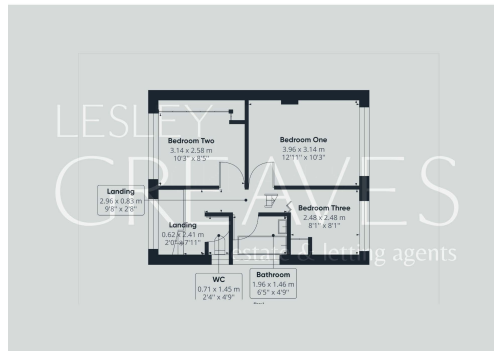
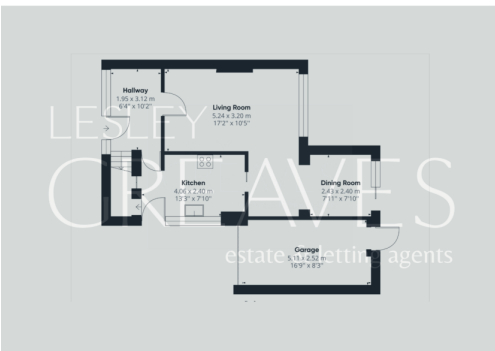
LOFT ROOM 23' 8" x 17' 8" maximum measurements, reduced head height (7.21m x 5.38m)

GARAGE 16' 9" x 8' 3" (5.11m x 2.51m)



LESLEY GREAVES

estate & letting agents



COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

20 Main Road
Gedling
Nottingham
NG4 3HP

Contact Us
www.lesleygreaves.co.uk
sales@lesleygreaves.co.uk
0115 987 7337

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.



Company Registration Number: 5773186 | VAT Number: 917862296