



Guide Price £325,000-£350,000

Main Road, Gedling, Nottingham NG4 3HE

EPC Rating D



A well presented traditional semi detached house within a popular location, in brief the property comprises of a hallway giving access to the living room, kitchen and first floor. The living room has an open living/dining area making it ideal for a family home.

The modern kitchen is fitted with shaker style wall and base units, space for free standing appliances, a WC and a set of uPVC double glazed French doors that lead to the rear.

To the first floor is a spacious landing, modern bathroom having a white suite and three bedrooms all of the bedrooms being double bedrooms.

To the outside there is a driveway to the front, a delightful garden with patio area, lawn garden to the rear and a garage which has been converted to a garden room allowing a multitude of uses for today's modern living.

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
- Council tax band C

HALLWAY 19' 10" x 6' 2" (6.06m x 1.89m)

LIVING/DINING ROOM 29' 5" x 12' 10" (8.97m x 3.92m)

KITCHEN 17' 7" x 10' 3" (5.37m x 3.13m)

WC 4' 1" x 3' 10" (1.26m x 1.18m)

LANDING 9' 2" x 2' 7" (2.81m x 0.81m)

BEDROOM ONE 13' 0" x 13' 0" (3.98m x 3.97m)

BEDROOM TWO 12' 10" x 12' 11" (3.93m x 3.94m)

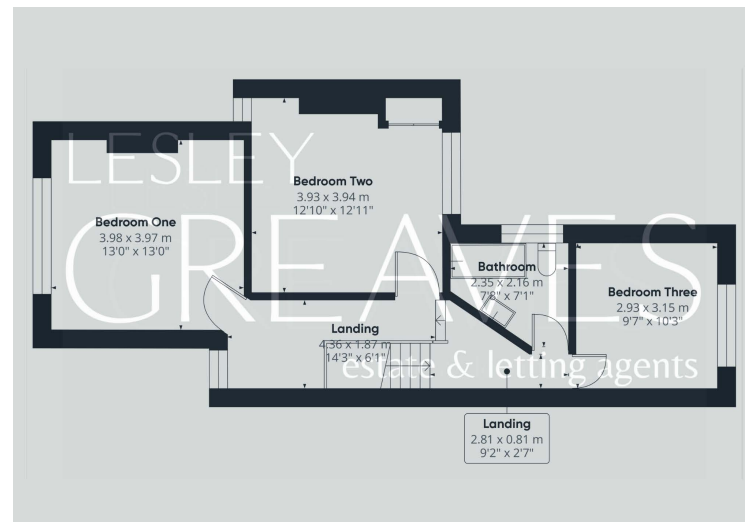
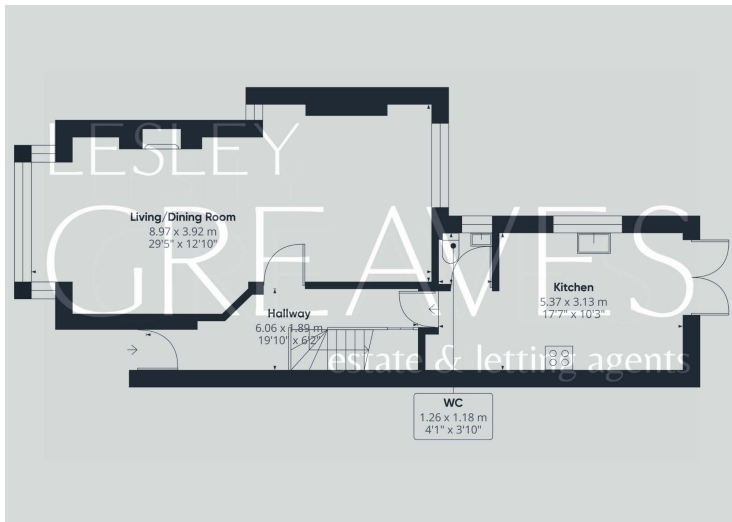
BEDROOM THREE 9' 7" x 10' 3" (2.93m x 3.15m)

BATHROOM 7' 8" x 7' 1" (2.35m x 2.16m)

GARDEN ROOM/OFFICE 19' 10" x 8' 4" (6.06m x 2.55m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

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

