





£375,000 offers over

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Linden Grove  
Gedling  
Nottingham  
NG4 2QU

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EPC Rating 'C'

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Modern detached bungalow in a popular location! In brief the accommodation comprises a porch, entrance hallway, modern kitchen, lobby, living room, conservatory, three bedrooms one with en-suite and family bathroom. The property is on a large plot and has extra land which is currently being used as an allotment but could be used for a variety of different uses. To the rear is a mature landscaped garden. Viewings are highly recommended to appreciate the size of accommodation on offer. This property is in a popular, established residential area close to a wide range of amenities including schools, shops and public transport links as well as recreational and leisure facilities.





#### ENTRANCE PORCH

7' 1" x 10' 8" (2.16m x 3.26m)

Polycarbonate roof, tiled flooring, spotlights and uPVC double glazed door to-

#### ENTRANCE HALLWAY

Doors to kitchen, living room, three bedrooms and family bathroom. Two storage cupboards one housing the central heating boiler, the other with room for a washing machine and dryer.

#### KITCHEN

14' 10" x 12' 3" (4.53m x 3.74m)

With a range of wall and base units, stainless steel sink with mixer tap, integrated freezer, fridge, microwave, oven, gas hob and extractor fan. Roll top worktops and upstand, laminate flooring, lighting to base boards and wall units and spotlights to ceiling. uPVC double glazed door to-

#### LOBBY

12' 11" x 3' 5" (3.96m x 1.06m)

Polycarbonate roof, uPVC double glazed windows and door, dwarf walls and tiled flooring.

#### LIVING ROOM

20' 5" x 12' 1" (6.23m x 3.69m)

uPVC double glazed French doors to the rear, uPVC double glazed sliding doors to the side, uPVC double glazed window to the side, laminate flooring, and radiator.

#### MASTER BEDROOM

16' 7" x 10' 1" (5.06m x 3.09m)

Three uPVC double glazed windows, fitted wardrobes and radiator.

#### EN-SUITE

Three piece suite comprising a low level WC, pedestal sink with mixer tap, shower enclosure with mains fed shower, partly tiled walls, tiled flooring, storage cupboard and uPVC double glazed opaque window to the side.

#### BEDROOM TWO

16' 1" x 11' 8" (4.92m x 3.56m)

Dual aspect uPVC double glazed windows to the rear, radiator and laminate flooring.

#### BEDROOM THREE

11' 8" x 9' 10" (3.57m x 3.02m)

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

#### FAMILY BATHROOM

Three piece bathroom suite comprising a low level WC, pedestal sink with mixer tap, 'P' shaped bath with electric shower over, vinyl flooring, partly tiled walls and opaque window to the side.

#### CONSERVATORY

uPVC double glazed windows, door, Polycarbonate roof and laminate flooring.

#### OUTSIDE

To the front of the property is a driveway, for several cars, a gravelled garden with a mature range of plants and shrubs. There is also an extra parcel of land to the front which is currently used as an allotment but could be used for extra parking.



Tenure: Freehold

Council Tax Band C

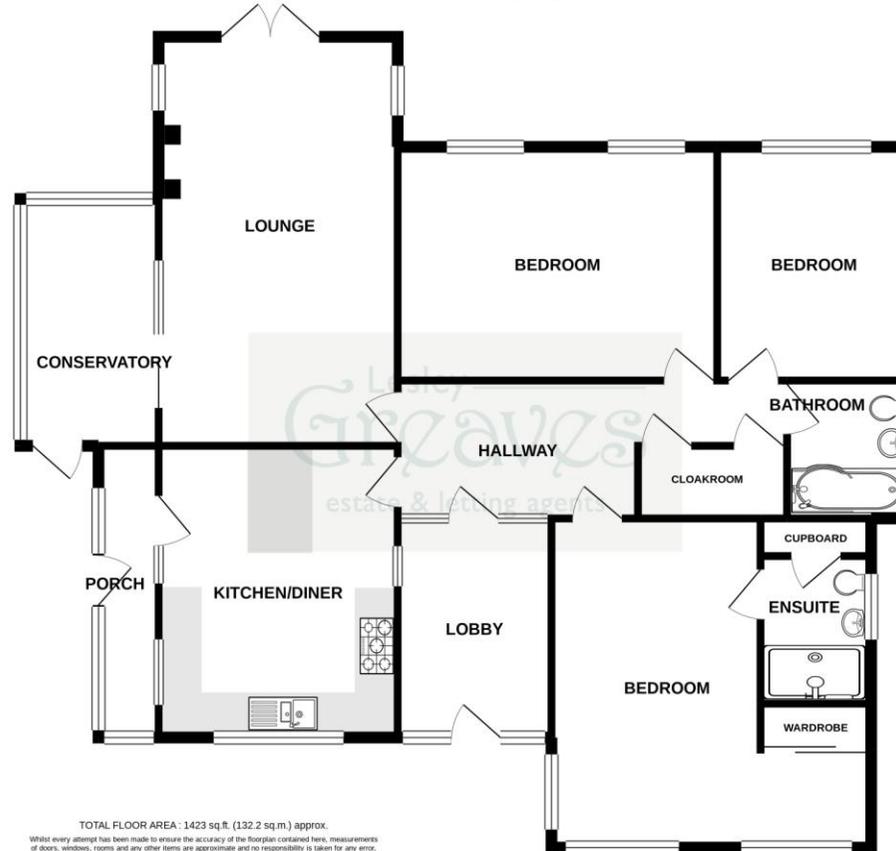
Local Authority: Gedling Borough Council

### Property Directions:

From our office in Gedling proceed along Main Road to the mini traffic island taking the second exit continuing on Main Road which in turn becomes Shearing Hill. At the traffic light junction turn left into Burton Road then eventually turn right into Linden Grove. The property can be found on a private lane on the left hand side identified by our for sale sign.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
1423 sq.ft. (132.2 sq.m.) approx.



TOTAL FLOOR AREA - 1423 sq.ft. (132.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Gedling

20 Main Road  
Gedling  
Nottingham  
NG4 3HP

### Contact Us

[www.lesleygreaves.co.uk](http://www.lesleygreaves.co.uk)  
[gedling@lesleygreaves.co.uk](mailto:gedling@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