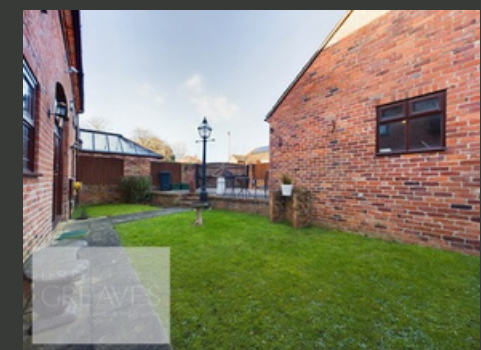# £400,000 to £425,000

GUIDE PRICE

WILLOW LANE
GEDLING

- BARN CONVERSION
- THREE BEDROOMS
- VAULTED CEILINGS
- EXPOSED BRICKWORK
- GALLERIED LANDING
- DOUBLE GARAGE
- EPC D

Stunning Barn Conversion in the Heart of Gedling Village

LOCATED IN THE HEART OF GEDLING VILLAGE, THIS STUNNING BARN CONVERSION OFFERS A BLEND OF RUSTIC CHARM AND MODERN AMENITIES.

THE TWO-STOREY ACCOMMODATION FEATURES A WELCOMING ENTRANCE HALL, CURRENTLY UTILIZED AS A STUDY AREA, WITH A HIGH VAULTED CEILING. THE LIVING ROOM BOASTS BEAMS TO THE CEILING, EXPOSED BRICKWORK, AND FRENCH DOORS THAT OPEN ONTO THE GARDEN. THE GROUND FLOOR ALSO INCLUDES A CONVENIENT WC WITH A SHOWER CUBICLE AND WASH HAND BASIN. THE SHAKER-STYLE KITCHEN DINER IS EQUIPPED WITH A RANGE OF UNITS, INCLUDING AN INTEGRATED FRIDGE FREEZER, DISHWASHER, AND WASHING MACHINE, ALONG WITH A FITTED OVEN, GAS HOB, AND EXTRACTOR.
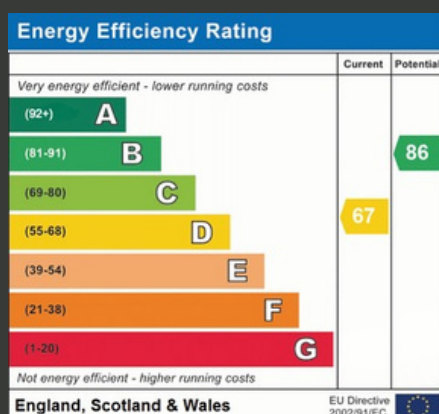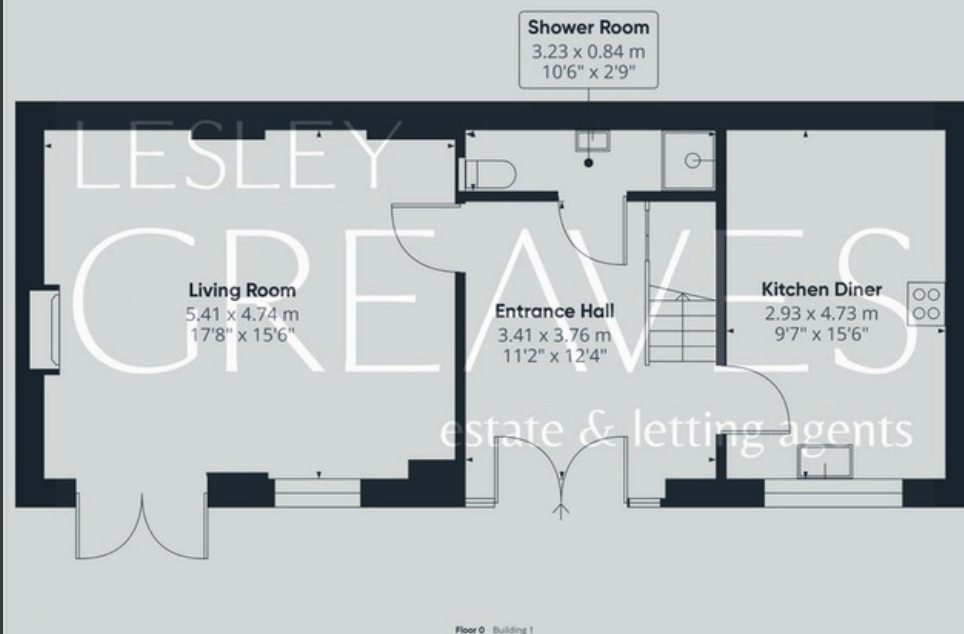
THE GALLERIED LANDING ON THE FIRST FLOOR OVERLOOKS THE GRAND ENTRANCE HALLWAY AND LEADS TO THREE DOUBLE BEDROOMS, ALL WITH VAULTED CEILINGS. THE MODERN, RE-FITTED SHOWER ROOM IS FULLY TILED AND FEATURES A LARGE SHOWER CUBICLE WITH A MAINS-FED SHOWER, A LOW-LEVEL WC, AND DUAL WASH HAND BASINS SET WITHIN VANITY UNITS.

THE PROPERTY IS ACCESSED VIA A SHARED DRIVEWAY WITH DOUBLE ELECTRIC GATES LEADING TO A PRIVATE ENCLOSED PLOT. IT INCLUDES A DRIVEWAY AND LARGE GARAGE WITH AN ELECTRIC DOOR, AND A LAWNED PRIVATE GARDEN AT THE FRONT.

GEDLING IS A WELL-ESTABLISHED RESIDENTIAL AREA WITH EXCELLENT AMENITIES, INCLUDING SCHOOLS, SHOPS, PUBS, RESTAURANTS, AND LEISURE FACILITIES. IT IS ALSO HOME TO THE POPULAR GEDLING COUNTRY PARK, FEATURING A PLAY AREA AND CAFÉ.

THIS UNIQUE PROPERTY PERFECTLY COMBINES CHARACTER AND CONVENIENCE, MAKING IT AN IDEAL FAMILY HOME.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 115 SQ METERS

Floor 0

Shower Room
3.23 x 0.84 m
10'6" x 2'9"

Living Room
5.41 x 4.74 m
17'8" x 15'6"

Entrance Hall
3.41 x 3.76 m
11'2" x 12'4"

Kitchen Diner
2.93 x 4.73 m
9'7" x 15'6"

Floor 0 Building 1

Floor 1

Bedroom One
2.80 x 5.00 m
9'2" x 16'4"

Bedroom Two
2.69 x 3.93 m
8'9" x 12'10"

Shower Room
1.97 x 2.46 m
6'5" x 8'0"

Bedroom Three
2.93 x 2.44 m
9'7" x 7'11"

Floor 1 Building 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC

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