LESLEY
GREAVES
estate & letting agents

Guide Price £200,000-£210,000

Arnold Lane, Gedling, Nottingham NG4 4HA

EPC Rating C

Semi detached house in prime position for schools, shops and public transport. The property is gas central heated and double glazed and the elevated position offers views of Gedling Country Park.

In brief, the accommodation spans two floors and comprises a porch, entrance hallway, kitchen with a door to the rear garden an open plan lounge diner with sliding doors onto the rear garden and a modern wall mounted electric fire.

To the first floor are three bedrooms and a bathroom with an electric shower over the bath. The boarded loft is accessible from the landing via pull down ladder and has lighting.

There is a lawn garden to the front and gated access to the rear garden which has been landscaped with lawn and both decked and paved patio areas. There is also gated access at the rear leading to a shared parking area and the garage located within a block.

• Freehold
• Council Tax Band B

PORCH 4' 9" x 2' 10" (1.45m x 0.86m)

ENTRANCE HALL 12' 3" x 5' 8" (3.73m x 1.73m)

KITCHEN 10' 1" x 7' 8" (3.07m x 2.34m)

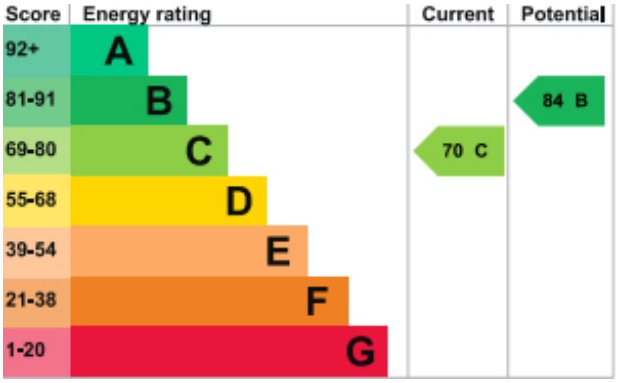
LOUNGE/DINER 22' 9" x 11' 2" maximum, narrows at dining end (6.93m x 3.4m)

BEDROOM ONE 12' 4" x 9' 2" (3.76m x 2.79m)

BEDROOM TWO 10' 0" x 10' 3" (3.05m x 3.12m)

BEDROOM THREE 9' 2" maximum measurements x 6' 11" (2.79m x 2.11m)

BATHROOM 7' 0" x 6' 7" (2.13m x 2.01m)



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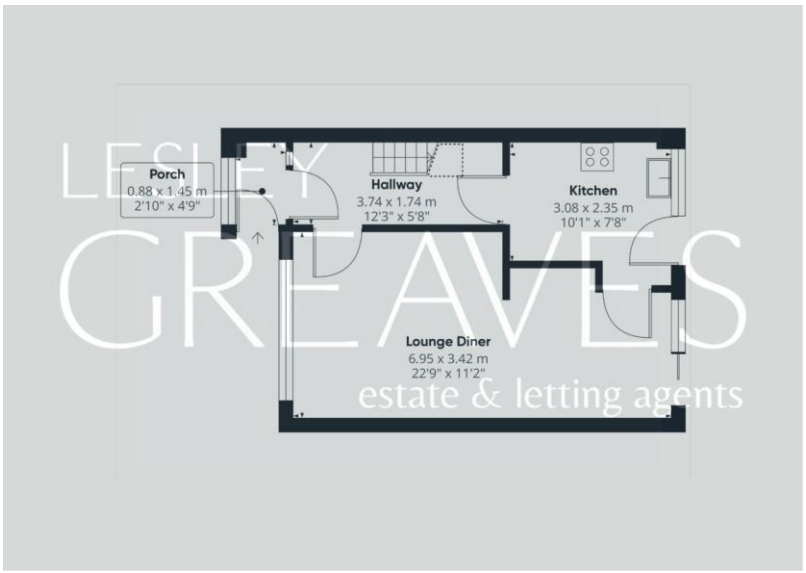

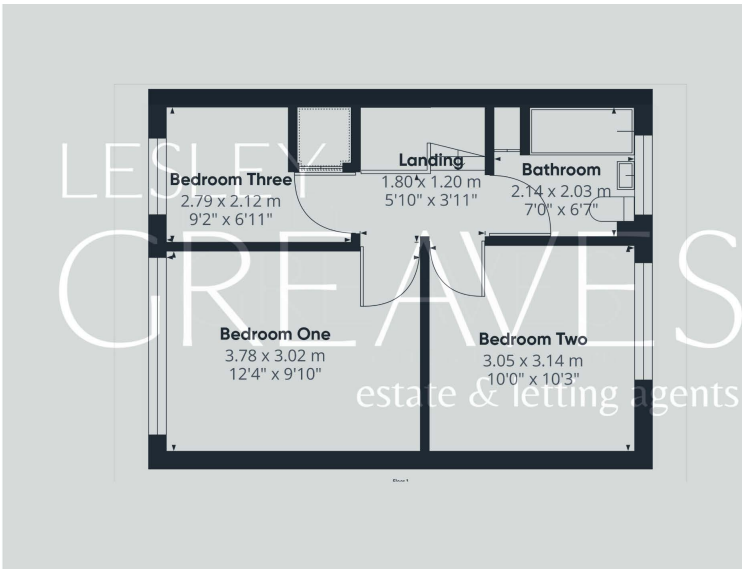

COUNCIL TAX BAND: B

LOCAL AUTHORITY: Gedling Borough Council

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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 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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