



£190,000 - £200,000

LINDEN GROVE
GEDLING

- TWO BEDROOMS
- LIVING ROOM
- OPEN PLAN KITCHEN
- TWO BEDROOMS
- AMPLE PARKING
- EXTENSION POTENTIAL
- NO CHAIN



Great Opportunity to Make a Home with Extension Potential

THIS END-TERRACED PROPERTY OFFERS A FANTASTIC CHANCE TO CREATE YOUR PERFECT HOME, WITH THE POTENTIAL FOR EXTENSION SUBJECT TO THE NECESSARY PERMISSIONS.

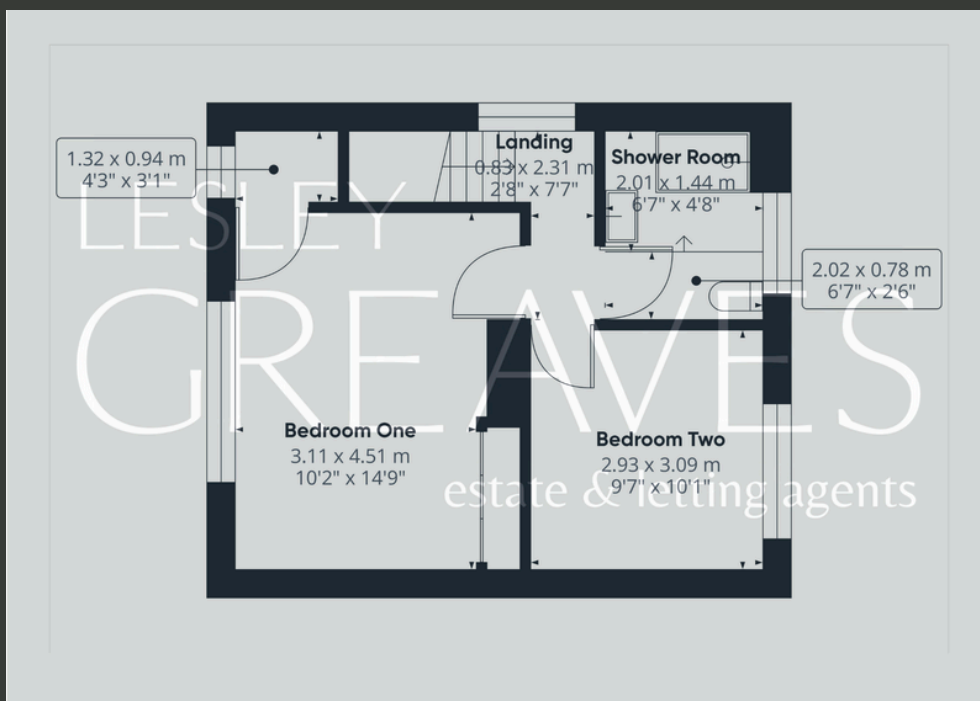
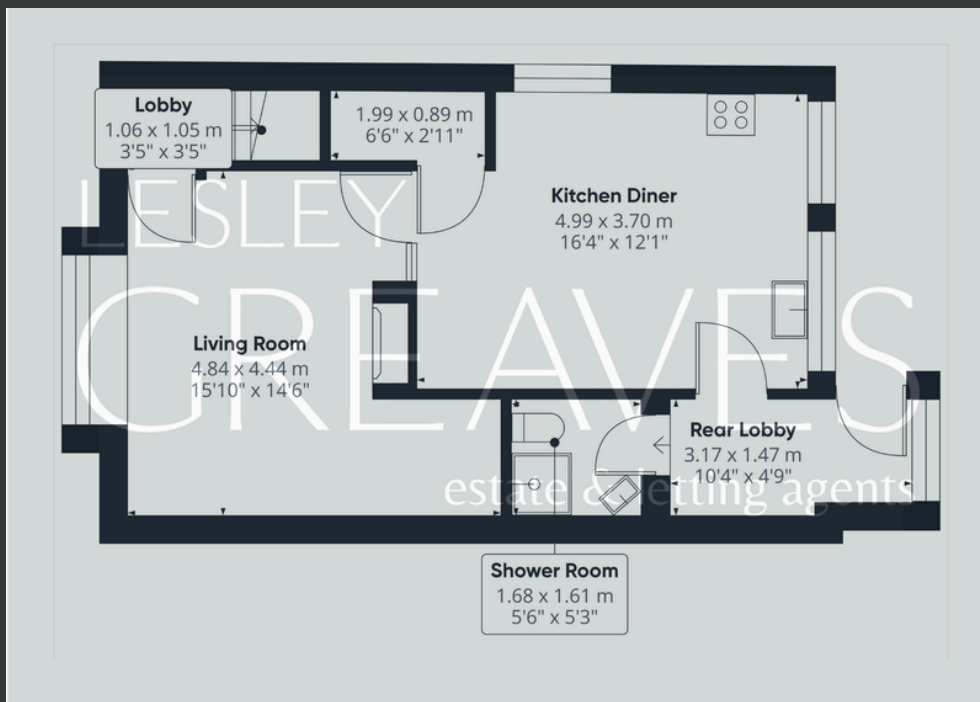
AVAILABLE TO THE MARKET WITH NO UPWARD CHAIN, THE TWO-STOREY ACCOMMODATION FEATURES AN ENTRANCE LOBBY LEADING TO THE FIRST FLOOR, AND A LIVING AREA WITH AN ELECTRIC FIREPLACE, AND A BUILT-IN BAR IN THE ALCOVE. THE OPEN PLAN KITCHEN DINER IS EQUIPPED WITH FITTED UNITS, AN OVEN, GAS HOB AND EXTRACTOR. ADDITIONALLY, THERE IS AN UNDER-STAIR STORAGE CUPBOARD AND A SIDE LOBBY THAT PROVIDES ACCESS TO THE REAR GARDEN AND A SHOWER ROOM.

ON THE FIRST FLOOR, THERE ARE TWO DOUBLE BEDROOMS, BOTH WITH FITTED WARDROBES, AND AN ADDITIONAL SHOWER ROOM. THE PROPERTY BOASTS GATED ACCESS AT THE FRONT, PARKING FOR SEVERAL VEHICLES, AND A GARAGE. THE REAR GARDEN IS PREDOMINANTLY LAWNED, OFFERING AMPLE OUTDOOR SPACE.

SITUATED IN THE POPULAR AND WELL-ESTABLISHED RESIDENTIAL AREA OF GEDLING, THIS HOME IS CONVENIENTLY LOCATED NEAR SCHOOLS, SHOPS, PUBS, RESTAURANTS, PUBLIC TRANSPORT, AND LEISURE FACILITIES. GEDLING IS ALSO KNOWN FOR ITS COUNTRY PARK, WHICH FEATURES A PLAY AREA AND CAFÉ.

DON'T MISS THIS OPPORTUNITY TO TRANSFORM THIS HOUSE INTO YOUR IDEAL HOME.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 87 SQ METERS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(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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