

£350,000

Linden Grove, Gedling, Nottingham NG4 2QU

EPC Rating D



Well presented, traditional detached bungalow with a block paved driveway, garage and landscaped gardens. Sections have been created in the beautiful rear garden providing multiple areas of interest incorporating decking and patios, a pergola, shed and feature pond.

In brief, the porch has a useful built in cloaks cupboard and door to an entrance hallway fitted with picture railing, feature glazing and wood flooring. The living room has a feature gas fire suite and there are two double bedrooms. The bathroom is a two piece suite with a wash hand basin set within a vanity unit and a Whirlpool system bath with a mixer shower over. There is a separate WC. The dining room has tiled floor, French doors into the rear garden and a door to the kitchen. The kitchen is fitted with a range of shaker style units with a fitted double oven, induction hob, extractor and integrated fridge. A door leads to a second front entrance which leads to the utility room which is fitted with units and has under counter spaces for a washing machine, dishwasher and tumble dryer.

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

LIVING ROOM 13' 4" x 11' 11" into recess (4.06m x 3.63m)

DINING ROOM 13' 4" x 9' 9" (4.06m x 2.97m)

KITCHEN 10' 4" x 9' 3" (3.15m x 2.82m)

UTILITY ROOM 7' 0" x 6' 4" (2.13m x 1.93m)

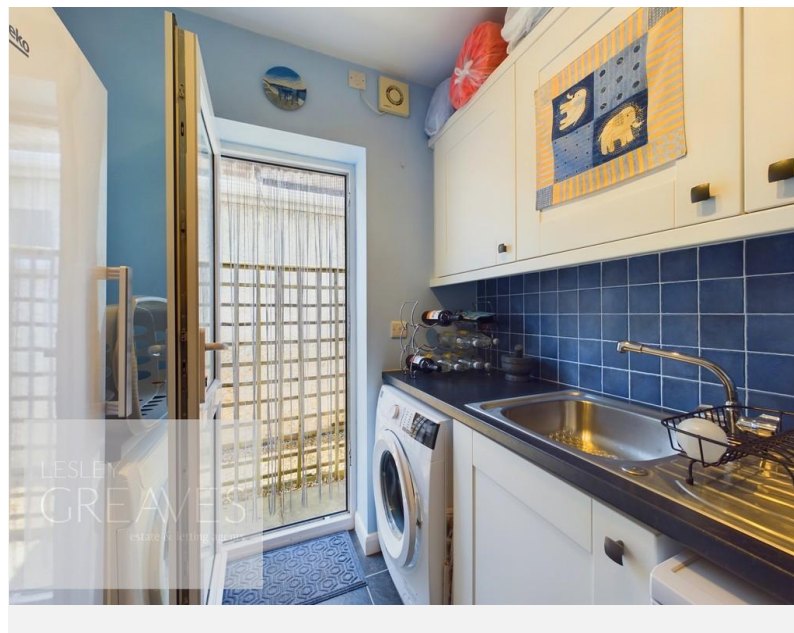
BATHROOM 6' 6" x 5' 5" (1.98m x 1.65m)

WC 6' 5" x 2' 9" (1.96m x 0.84m)

BEDROOM ONE 12' 4" x 8' 10" to wardrobes (3.76m x 2.69m)

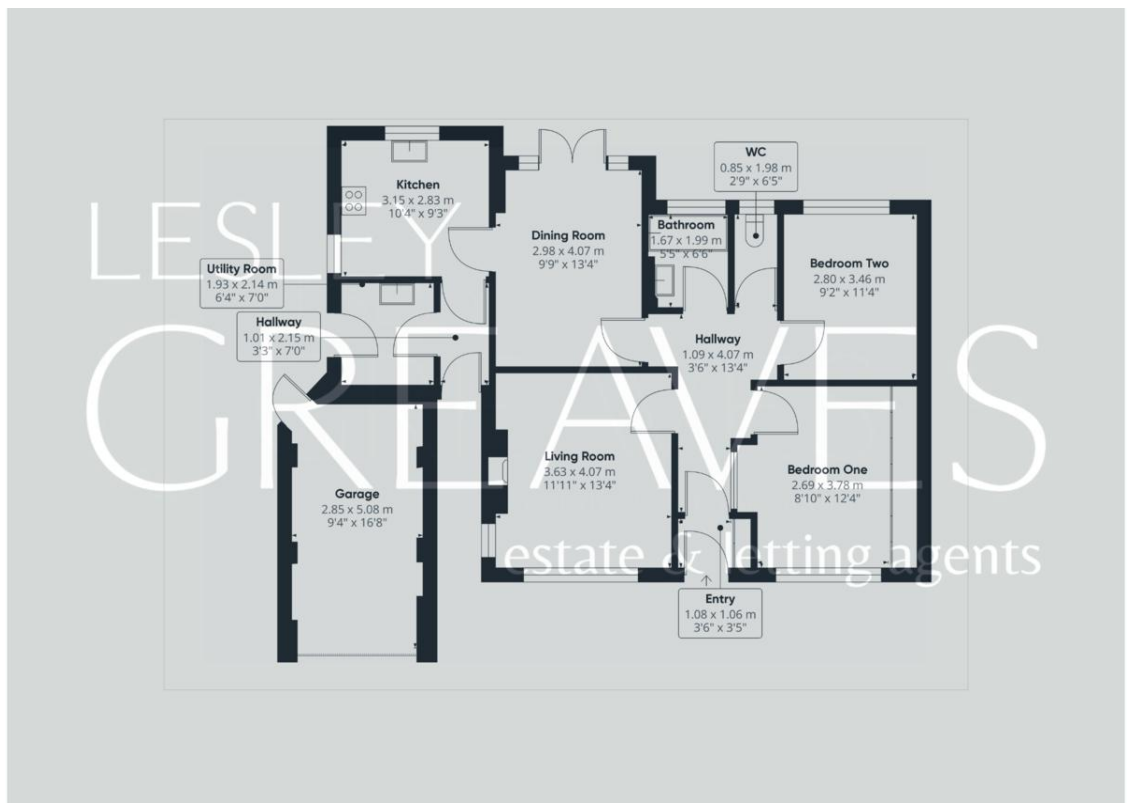
BEDROOM TWO 11' 4" x 9' 2" (3.45m x 2.79m)

GARAGE 16' 8" x 9' 4" (5.08m x 2.84m)



LESLEY GREAVES

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		44 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

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 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.



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