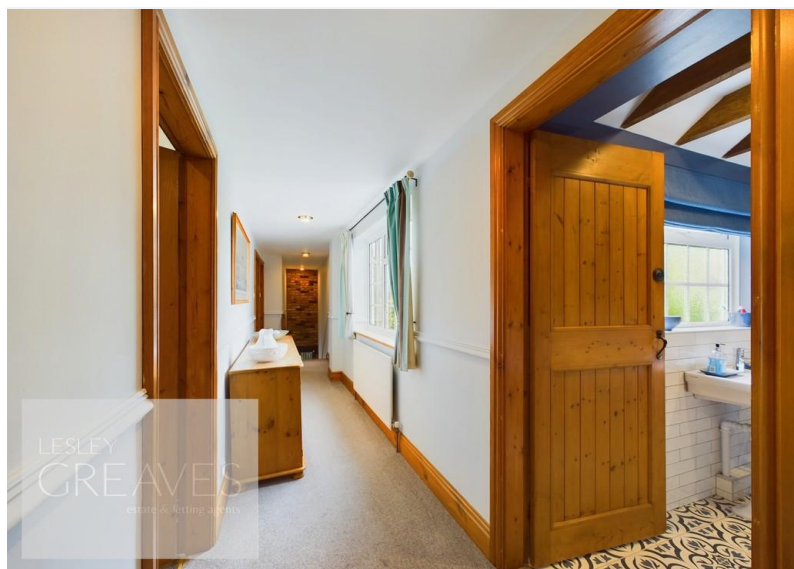




Guide Price £650,000-£675,000

Main Road, Gedling, Nottingham NG4 3HD

EPC Rating D



A generously proportioned family home, offering versatile accommodation and located in the heart of Gedling Village on a corner plot.

In brief, double doors at the front lead to a porch which has a door to the entrance hallway. This room is currently utilised as a study and has stairs to the first floor, beams to the ceiling, a door to the living room and French doors onto the side garden. The kitchen breakfast room is fitted with Shaker style units, has an integrated dishwasher and fridge, extractor, a freestanding Rangemaster, stable door onto the driveway, beams to the ceiling and a feature exposed brick pillar with a built in wine rack. The utility room has plumbing for a washing machine, a door to the downstairs WC and a door to an inner lobby with a cast iron spiral stairs to the first floor and door to the garage. The dining room has dual aspect windows, beams to the ceiling and a feature chimney breast and built in seating. The beamed ceiling continues in the living room, also with dual aspect windows, and featuring an Inglenook fireplace with a wood burning stove.

To the first floor is a built in store room, a family bathroom and three double bedrooms. The master bedroom has a vaulted ceiling, dressing room area with built in wardrobes and a modern re-fitted ensuite shower room with a mains fed shower. The family bathroom has beams to the ceiling, a built in airing cupboard and has been re-fitted with a four piece suite with both a bath and a shower cubicle, mains fed. Bedroom three features an exposed brick wall.

The fore-mentioned spiral staircase leads to a second upstairs area comprising two further bedrooms and a modern re-fitted shower room, with an electric shower.

A shared access driveway has double gates leading to the private driveway for this property, providing off street parking and access to the large garage. The integral large garage has power, light, cold water tap, door to the rear garden and an up and over door.

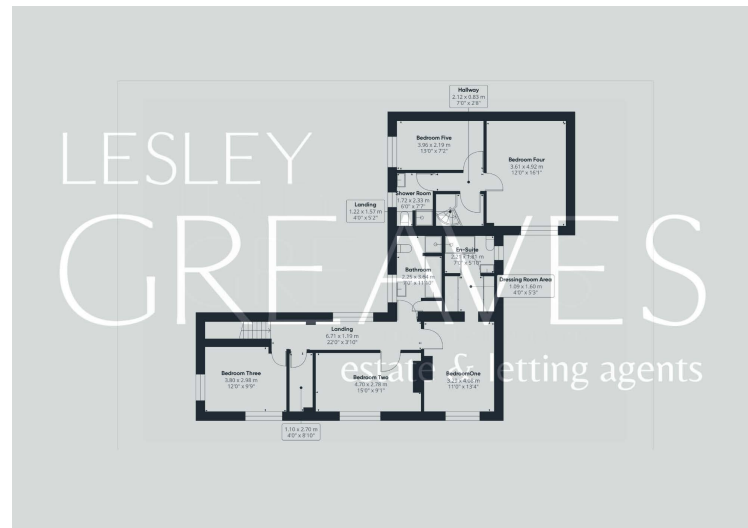
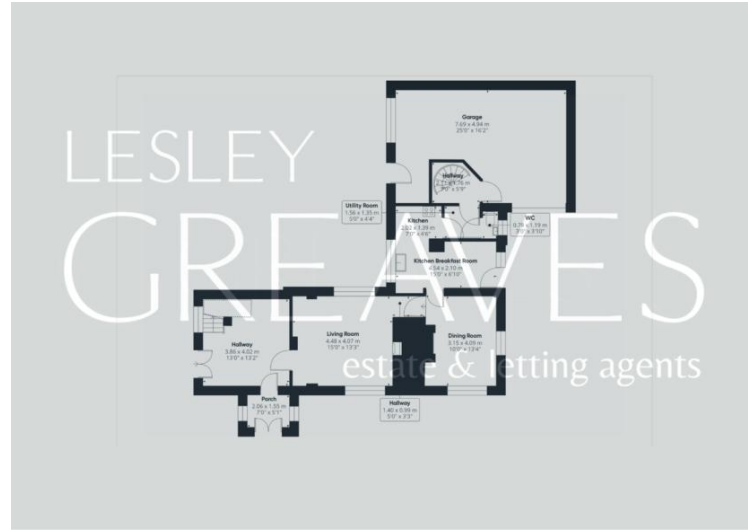
To the front, the lawned garden has paved and decked patios and a pergola. The gardens continue at the side with further paved patio and gated access round to the rear garden. To the rear is a courtyard style garden, paved with a raised decked area, raised walled borders for plants and shrubs and a brick built log store.

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 D



- PORCH 7' 0" x 5' 1" (2.13m x 1.55m)
- ENTRANCE HALL 13' 2" x 13' 0" maximum (4.01m x 3.96m)
- LIVING ROOM 15' 0" x 13' 3" (4.57m x 4.04m)
- DINING ROOM 13' 4" x 10' 0" into recess (4.06m x 3.05m)
- KITCHEN BREAKFAST ROOM 15' 0" x 10' 7" maximum measurements (4.57m x 3.23m)
- UTILITY ROOM 5' 0" x 4' 4" (1.52m x 1.32m)
- WC 3' 10" x 3' 0" (1.17m x 0.91m)
- MASTER BEDROOM 13' 4" x 11' 0" into recess (4.06m x 3.35m)
- DRESSING ROOM AREA 5' 3" x 4' 0" (1.6m x 1.22m)
- EN-SUITE 7' 0" x 5' 10" (2.13m x 1.78m)
- FAMILY BATHROOM 11' 10" x 7' 0" (3.61m x 2.13m)
- BEDROOM TWO 15' 0" into recess x 9' 1" (4.57m x 2.77m)
- BEDROOM THREE 12' 0" x 9' 9" (3.66m x 2.97m)
- BEDROOM FOUR 16' 1" x 12' 0" (4.9m x 3.66m)
- BEDROOM FIVE 13' 0" x 7' 2" (3.96m x 2.18m)
- SHOWER ROOM 7' 7" x 6' 0" (2.31m x 1.83m)
- GARAGE 25' 0" x 16' 2" Maximum Measurements (7.62m x 4.93m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: D

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road
Gedling
Nottingham
NG4 3HP

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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.

