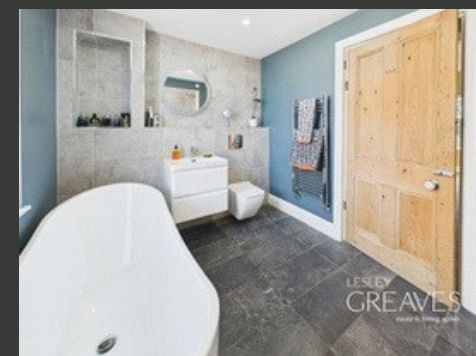




# £695,000

OFFERS IN EXCESS OF  
WATERHOUSE LANE  
GEDLING

- VICTORIAN FAMILY HOME
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- EN SUITE SHOWER ROOM
- STUNNING GARDENS
- DOUBLE GARAGE & PRIVATE DRIVEWAY
- EPC D



# Exceptional Four-Bedroom Detached Home with Expansive Gardens

WE ARE DELIGHTED TO PRESENT THIS EXCEPTIONAL FOUR-BEDROOM DETACHED HOME, OFFERING A RARE COMBINATION OF PERIOD CHARM, SPACIOUS LIVING AND EXPANSIVE, LANDSCAPED GARDENS. THIS ELEGANT PROPERTY IS NESTLED IN A SOUGHT-AFTER LOCATION AND BOASTS A GENEROUS PLOT WITH MATURE GARDENS A PRIVATE DRIVEWAY AND MULTIPLE OUTBUILDINGS, MAKING IT IDEAL FOR FAMILIES AND THOSE SEEKING A VERSATILE, CHARACTERFUL HOME.

UPON ENTERING THE PROPERTY, YOU ARE WELCOMED INTO A BRIGHT AND AIRY ENTRANCE HALL, WHICH SETS THE TONE FOR THE LIGHT-FILLED INTERIORS THROUGHOUT. THE HOME FEATURES FOUR DOUBLE BEDROOMS, EACH WITH DOUBLE ASPECT WINDOWS PROVIDING AN ABUNDANCE OF NATURAL LIGHT. THE THIRD BEDROOM BENEFITS FROM ITS OWN MODERN ENSUITE, WHILE THE REMAINING ROOMS ARE SERVED BY A STYLISH FAMILY WET ROOM, FINISHED WITH HIGH-QUALITY FIXTURES AND FITTINGS.

DOWNSTAIRS, THE PROPERTY OFFERS AN EXCELLENT BALANCE OF FORMAL AND INFORMAL LIVING SPACES. THE MAIN LOUNGE BOASTS A CHARMING BAY WINDOW WITH GARDEN VIEWS AND A CENTRAL FEATURE FIREPLACE WITH A LOG BURNER, CREATING A COSY YET ELEGANT ATMOSPHERE. THE SEPARATE DINING ROOM FEATURES BEAUTIFUL HERRINGBONE WOOD FLOORING AND DUAL WINDOWS, MAKING IT A PERFECT SPACE FOR ENTERTAINING. A FURTHER RECEPTION ROOM PROVIDES ADDITIONAL FLEXIBILITY FOR FAMILY LIVING.

THE SPACIOUS FITTED KITCHEN FEATURES TRADITIONAL WOODEN CABINETS, TILED FLOORING AND A LARGE WINDOW OVERLOOKING THE REAR GARDEN. EXPOSED CEILING BEAMS ADD CHARACTER, WHILE ONE DOOR LEADS TO A UTILITY ROOM AND ANOTHER PROVIDES DIRECT ACCESS TO THE SUNROOM, WHICH IN TURN OPENS ONTO A REAR COURTYARD

ADDITIONAL HIGHLIGHTS OF THIS HOME INCLUDE A CELLAR OFFERING EXCELLENT STORAGE AND FOUR OUTBUILDINGS, ONE OF WHICH IS AN OUTSIDE TOILET, PROVIDING PRACTICALITY.

THE PROPERTY SITS WITHIN STUNNING FRONT, SIDE, AND REAR GARDENS, METICULOUSLY MAINTAINED WITH AN ARRAY OF SHRUBS, MATURE TREES, AND FLOWER BEDS. A COMBINATION OF STONE PATHWAYS, LAWNED AREAS, PATIOS AND A PERGOLA CREATE MULTIPLE ZONES FOR RELAXING, DINING AND ENTERTAINING OUTDOORS.

COMPLETING THIS WONDERFUL HOME IS A DOUBLE GARAGE WITH A PRIVATE DRIVEWAY, OFFERING AMPLE OFF-ROAD PARKING AND ADDITIONAL STORAGE.

THIS UNIQUE AND WELL-MAINTAINED PROPERTY IS A TRUE GEM AND MUST BE VIEWED TO BE FULLY APPRECIATED.


- FREEHOLD
- COUNCIL TAX; BAND F
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 184 SQ METERS

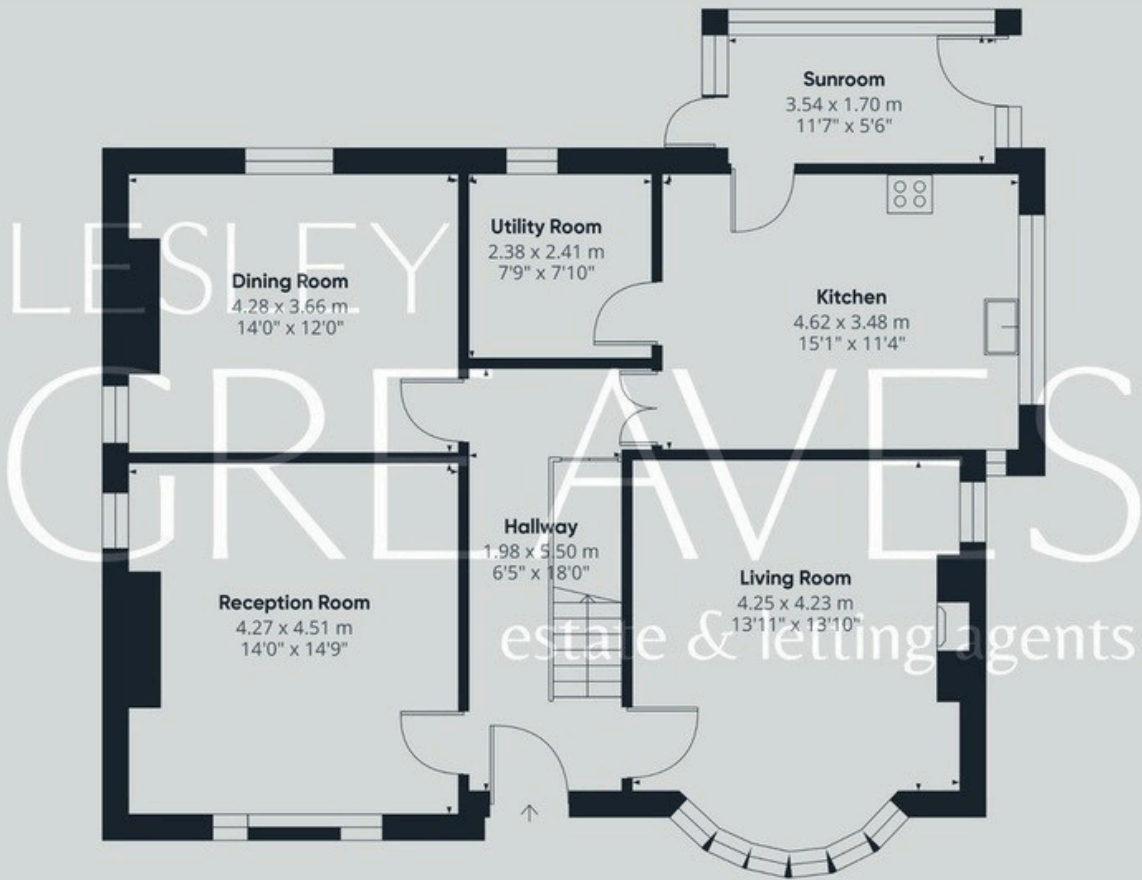




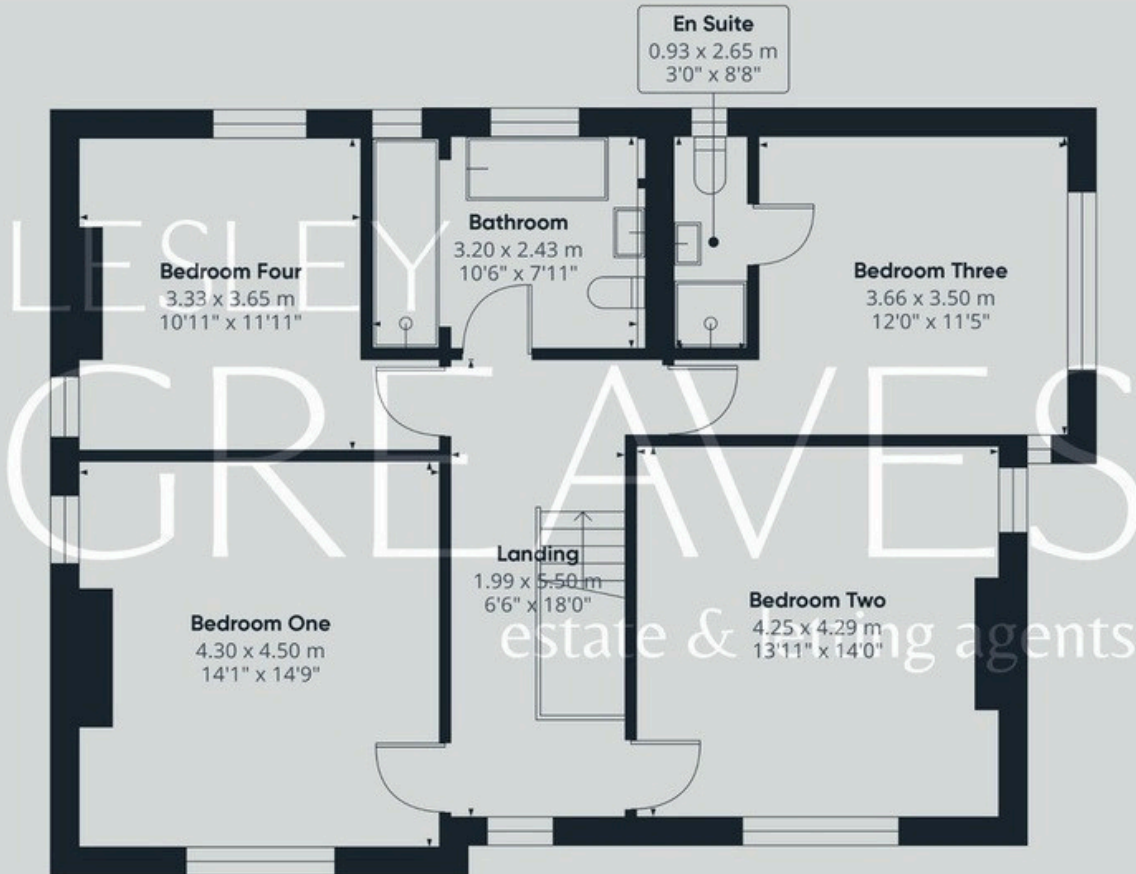




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		80
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	



Floor 0 Building 1



Floor 1 Building 1



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## Lesley Greaves Estate & Lettings Agents

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