



LESLEY
GREAVES
estate & letting agents



LESLEY
GREAVES
estate & letting agents



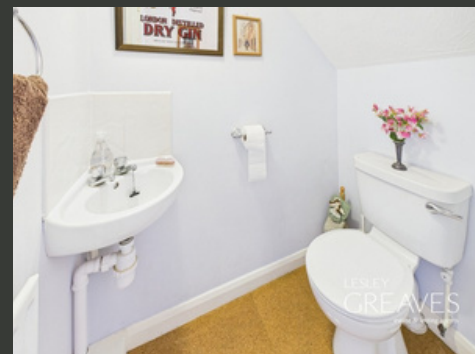
LESLEY
GREAVES
estate & letting agents

£200,000-£210,000

GUIDE PRICE

KAPPLER CLOSE
NETHERFIELD

- SEMI-DETACHED HOUSE
- TWO BEDROOMS
- CONSERVATORY
- DOWNSTAIRS WC
- DRIVEWAY
- GARAGE
- EPC D



LESLEY
GREAVES
estate & letting agents



LESLEY
GREAVES
estate & letting agents



LESLEY
GREAVES
estate & letting agents

Well-Presented Two-Bedroom Semi Detached with Garage

WELCOME TO THIS WELL-PRESENTED SEMI-DETACHED HOME, PERFECTLY SUITED TO FIRST-TIME BUYERS LOOKING TO STEP ONTO THE PROPERTY LADDER. TUCKED AWAY IN A PEACEFUL CUL-DE-SAC, THE PROPERTY IS JUST A SHORT WALK FROM NETHERFIELD'S EXCELLENT AMENITIES, FREQUENT BUS ROUTES AND TRAIN SERVICES.

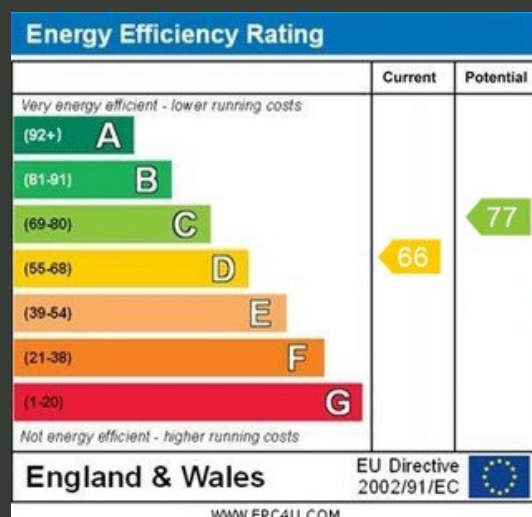
INSIDE, THE ENTRANCE HALL PROVIDES ACCESS TO A CONVENIENT GROUND FLOOR W/C. THE GOOD-SIZED LOUNGE OFFERS A COMFORTABLE SPACE TO RELAX, WITH SLIDING PATIO DOORS OPENING INTO A BRIGHT CONSERVATORY COMPLETE WITH UNDERFLOOR HEATING MAKING IT THE PERFECT SPOT TO ENJOY THE GARDEN ALL YEAR ROUND. THE FITTED KITCHEN COMES COMPLETE WITH AN INTEGRATED OVEN, HOB AND EXTRACTOR, WITH ADDITIONAL SPACE FOR A FREESTANDING WASHING MACHINE AND FRIDGE/FREEZER.

UPSTAIRS, THERE ARE TWO GENEROUSLY SIZED BEDROOMS, EACH BENEFITING FROM BUILT-IN WARDROBES, ALONG WITH A BATHROOM FEATURING A THREE-PIECE SUITE AND ELECTRIC SHOWER.

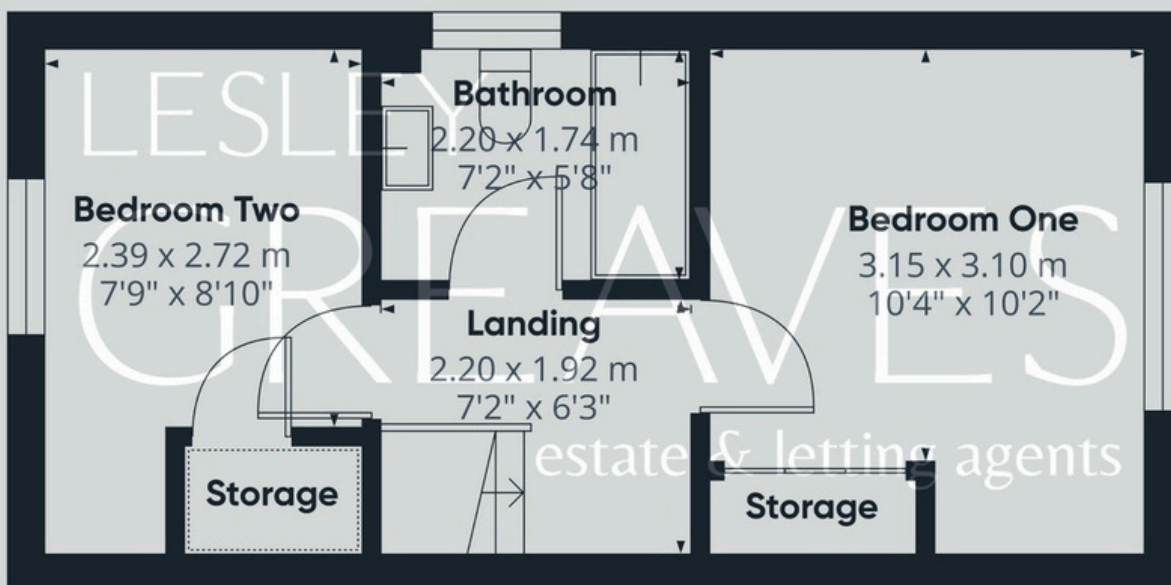
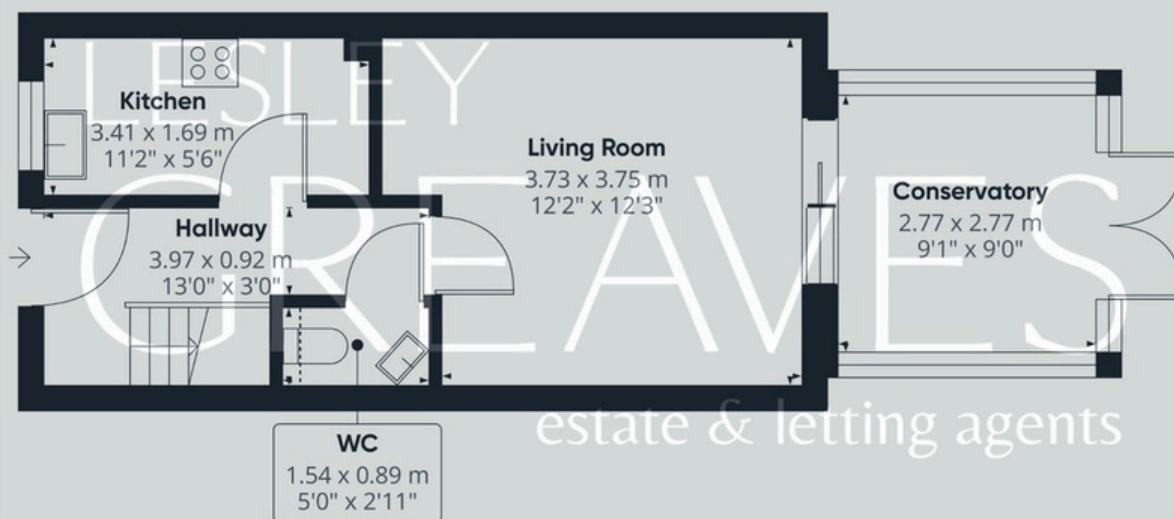
OUTSIDE, THE REAR GARDEN IS IDEAL FOR BOTH RELAXATION AND ENTERTAINING, WITH A PAVED PATIO LEADING ONTO A LAWN AND A PRACTICAL SHED AT THE BACK. THE PROPERTY BENEFITS FROM OFF-STREET PARKING VIA A DRIVEWAY AND GARAGE, LOCATED BENEATH A NEIGHBOURING COACH HOUSE TO THE RIGHT OF THE PROPERTY.

THIS DELIGHTFUL HOME COMBINES MODERN CONVENIENCE WITH A PRIME LOCATION, MAKING IT A FANTASTIC OPPORTUNITY FOR FIRST-TIME BUYERS. EARLY VIEWING IS HIGHLY RECOMMENDED!

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 59 SQ METERS







Lesley Greaves Estate & Lettings Agents

22 Main Road ,Gedling, Nottingham, NG4 3HP

0115 987 7337

sales@lesleygreaves.co.uk