



LESLEY  
GREAVES  
estate & letting agents

# £495,000

## WINSTON CLOSE MAPPERLEY

- DETACHED HOUSE
- THREE RECEPTION ROOMS
- FOUR BEDROOMS
- EN SUITE
- OPEN PLAN KITCHEN/DINER
- POPULAR LOCATION
- EPC C



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## Beautifully Presented Four-Bed Detached in Prime Location

LESLEY GREAVES ESTATE & LETTING AGENTS ARE PROUD TO PRESENT THIS EXCEPTIONAL FOUR-BEDROOM DETACHED FAMILY HOME, OFFERING GENEROUS AND VERSATILE ACCOMMODATION THROUGHOUT. PERFECTLY POSITIONED IN A HIGHLY SOUGHT-AFTER LOCATION, BEING WITHIN EASY REACH OF LOCAL AMENITIES, WELL-REGARDED SCHOOLS AND GEDLING COUNTRY PARK.

UPON ENTERING, YOU ARE WELCOMED INTO A LIGHT AND AIRY HALLWAY, WHICH GIVES ACCESS TO A USEFUL DOWNSTAIRS WC. TO THE FRONT OF THE PROPERTY LIES A GENEROUSLY SIZED LIVING ROOM WITH A FEATURE FIREPLACE AND FRENCH DOORS OPENING TO THE REAR GARDEN, CREATING A BRIGHT AND RELAXING SPACE FOR FAMILY GATHERINGS.

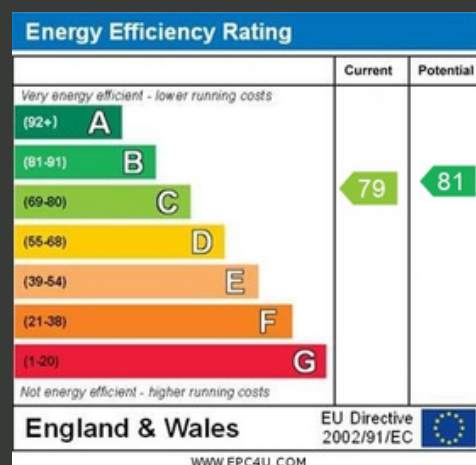
THE HEART OF THE HOME IS THE IMPRESSIVE OPEN-PLAN KITCHEN/DINER, FITTED WITH A CONTEMPORARY RANGE OF UNITS, INTEGRATED DISHWASHER, SPACE FOR FRIDGE/FREEZER AND AMPLE DINING SPACE PERFECT FOR ENTERTAINING AND EVERYDAY FAMILY LIFE.

THE GROUND FLOOR FURTHER BENEFITS FROM A SUNROOM, IDEAL AS A GARDEN LOUNGE AND A CONVERTED RECEPTION ROOM, OFFERING FANTASTIC FLEXIBILITY AS A PLAYROOM OR HOME OFFICE. PART OF THE ORIGINAL GARAGE HAS BEEN RETAINED, COMPLETE WITH PLUMBING, MAKING IT AN IDEAL UTILITY AREA AS WELL AS PROVIDING USEFUL STORAGE OR WORKSHOP SPACE.

UPSTAIRS, THE PROPERTY BOASTS FOUR WELL-PROPORTIONED BEDROOMS, INCLUDING A SPACIOUS MASTER BEDROOM WITH FITTED WARDROBES AND EN SUITE SHOWER ROOM. A MODERN FAMILY BATHROOM SERVES THE REMAINING BEDROOMS.

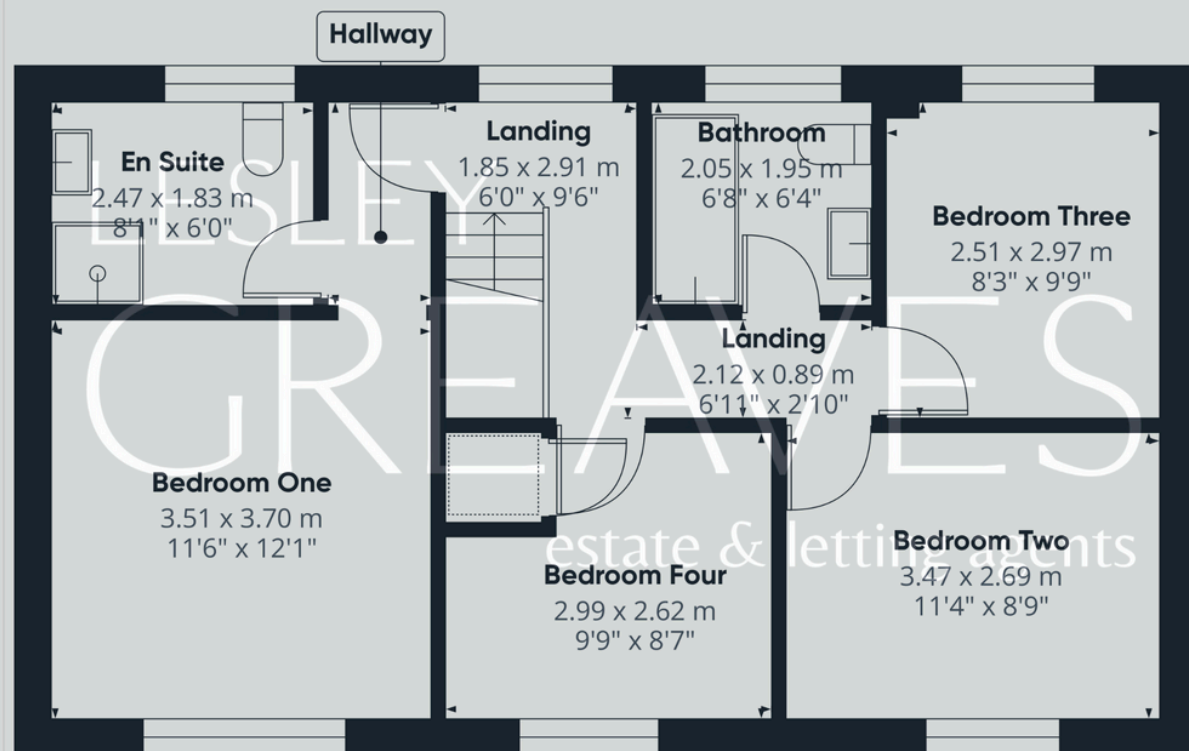
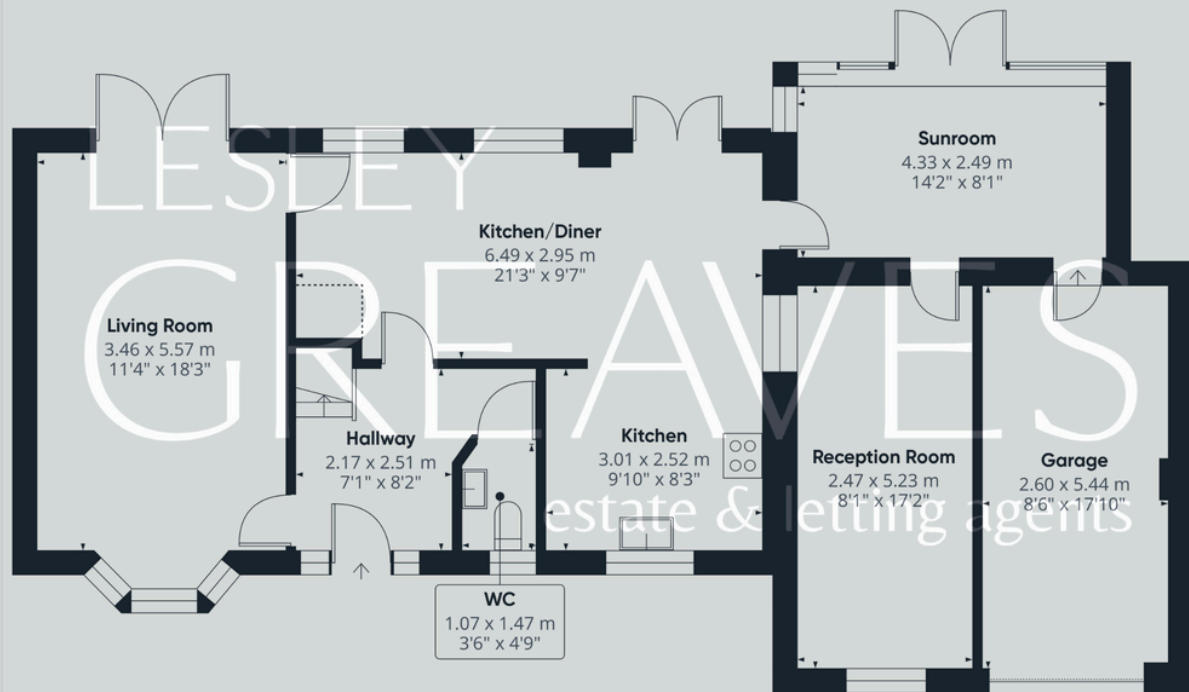
EXTERNALLY, THE HOME ENJOYS A CHARMING FRONT GARDEN WITH MATURE PLANTING AND A WELCOMING APPROACH. THE LANDSCAPED REAR GARDEN CAN BE ACCESSED FROM MULTIPLE ROOMS. A DRIVEWAY OFFERS OFF-STREET PARKING, WHILE THE ORIGINAL DOUBLE GARAGE PARTLY CONVERTED ADDS FURTHER VERSATILITY.

- FREEHOLD
- COUNCIL TAX; BAND E
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 168 SQ METERS









## Lesley Greaves Estate & Lettings Agents

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