

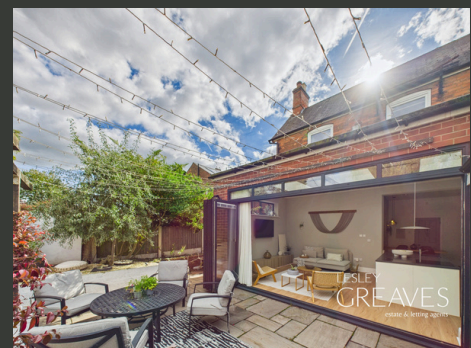


# £580,000-£600,000

GUIDE PRICE

TENNYSON AVENUE  
GEDLING

- EXTENDED PERIOD HOME
- THREE RECEPTION ROOMS
- OPEN PLAN KITCHEN/DINER
- GARDEN ROOM
- FOUR PIECE BATHROOM
- POPULAR LOCATION
- EPC D



## Spacious Period Home in Sought-After Gedling Location

LESLEY GREAVES ESTATE & LETTING AGENTS ARE DELIGHTED TO OFFER THIS BEAUTIFULLY APPOINTED THREE-BEDROOM HOME, THOUGHTFULLY DESIGNED TO PROVIDE STYLISH, FLEXIBLE LIVING FOR MODERN FAMILY LIFE. SITUATED IN PRIME LOCATION FOR SOUGHT-AFTER LOCAL SCHOOLS, BOTH PRIMARY AND SECONDARY.

STEPPING INTO THE HOME, YOU ARE WELCOMED BY A BRIGHT AND SPACIOUS HALLWAY WITH A USEFUL STORAGE CUPBOARD. TO THE FRONT, A COSY LIVING ROOM WITH A BAY WINDOW AND FEATURE FIREPLACE PROVIDES A WARM AND INVITING SPACE, FILLED WITH NATURAL LIGHT. THE GROUND FLOOR FURTHER BENEFITS FROM TWO ADDITIONAL RECEPTION ROOMS ONE CURRENTLY USED AS A GYM AND THE OTHER AS A VERSATILE FAMILY/SNUG WITH ITS OWN FEATURE FIREPLACE PROVIDING EXCELLENT FLEXIBILITY.

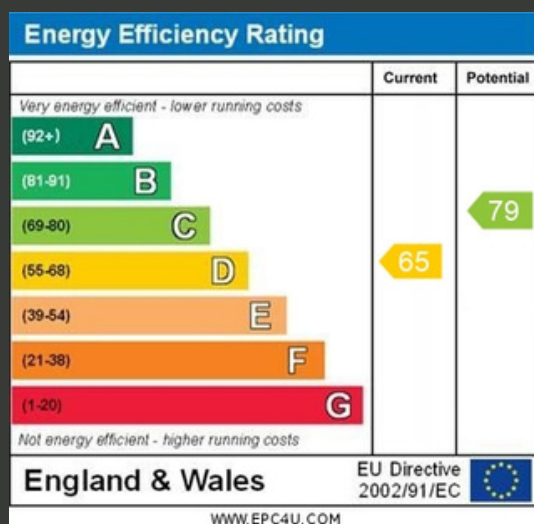
THE HEART OF THE PROPERTY IS THE STUNNING OPEN-PLAN KITCHEN/DINER AND FAMILY ROOM, COMPLETE WITH A CENTRAL ISLAND, CONTEMPORARY FITTINGS AND SKYLIGHTS THAT FLOOD THE SPACE WITH NATURAL LIGHT. BI-FOLD DOORS SEAMLESSLY CONNECT THE INDOORS WITH THE REAR GARDEN, PERFECT FOR ALFRESCO DINING AND SOCIAL GATHERINGS. COMPLETING THE GROUND FLOOR IS A USEFUL UTILITY AREA AND DOWNSTAIRS WC.

UPSTAIRS, THE PROPERTY OFFERS THREE GENEROUS DOUBLE BEDROOMS, EACH WITH BUILT-IN STORAGE. THE PRINCIPAL BEDROOM FEATURES A DRESSING AREA, CREATING A LUXURIOUS PRIVATE RETREAT. A STYLISH FOUR-PIECE FAMILY BATHROOM WITH UNDERFLOOR HEATING FITTED WITH A FREESTANDING BATH AND WALK-IN SHOWER.

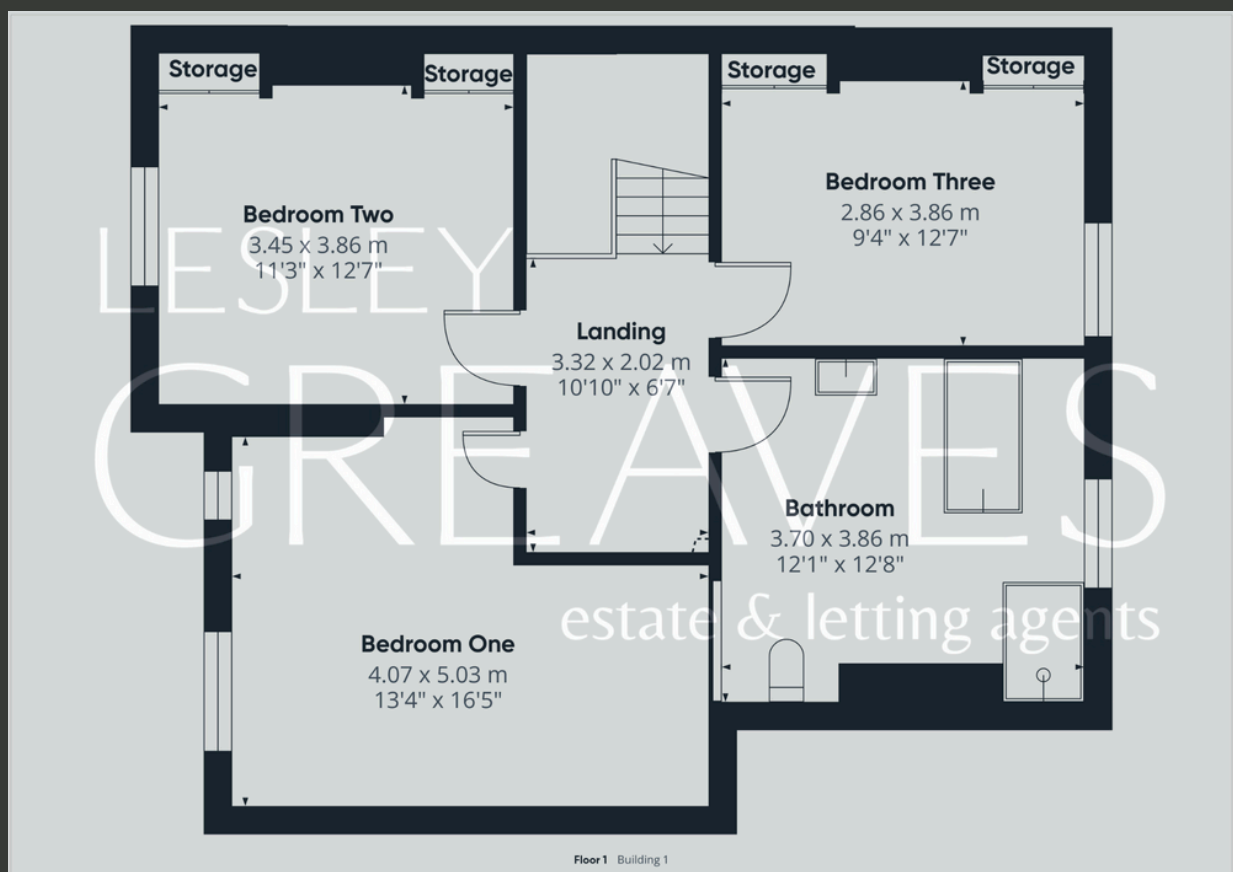
TO THE REAR, BI-FOLD DOORS OPEN ONTO A LANDSCAPED GARDEN, WITH A FULLY EQUIPPED HOME OFFICE IDEAL FOR REMOTE WORKING. TO THE FRONT, THE PROPERTY BENEFITS FROM OFF-ROAD PARKING, ADDING FURTHER CONVENIENCE.

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
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 168 SQ METERS







## Lesley Greaves Estate & Lettings Agents

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