



DavidJames
the estate agent

Lascelles Avenue, Gedling, Nottingham, NG4 4GB

Guide Price £240,000

About This Property

GUIDE PRICE £240,000-£250,000 We are pleased to present this semi-detached home which is ideally positioned for easy access to Gedling, Carlton, and Mapperley's amenities including shops and supermarkets, schools and frequent bus services to Nottingham City Centre.

The property begins with an entrance porch leading into a hallway featuring useful in-built storage.

The lounge, with a feature gas fire, flows through double doors into the open-plan dining kitchen.

The kitchen area is equipped with a generous range of fitted units and integrated appliances, including a double oven, gas hob with extractor, microwave, washing machine, dishwasher and fridge/freezer. There is also a practical understairs pantry/storage cupboard, housing the Logic boiler which serves the central heating system. The kitchen also gives access to an adjoining conservatory, extending the living space and including a radiator, allowing for use throughout the year.

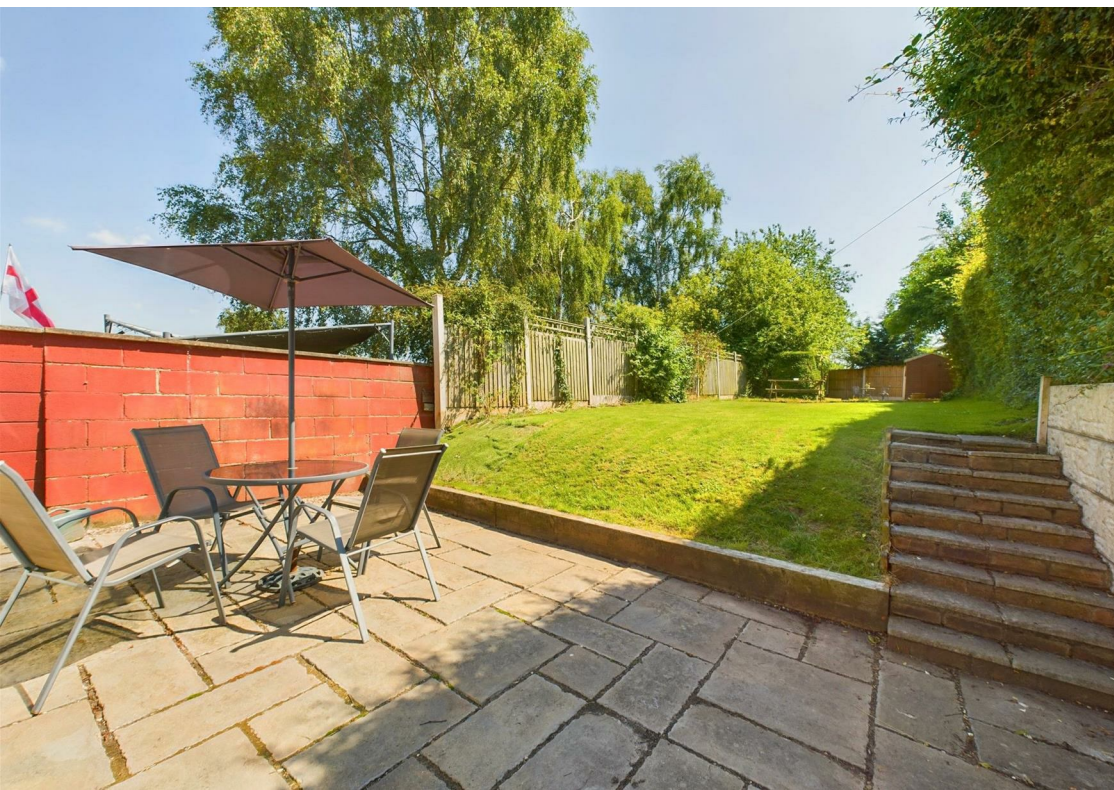
Upstairs, there are three bedrooms, with the main bedroom benefitting from fitted wardrobes. A modern shower room and separate WC complement the floor, with the shower room being fully tiled and featuring a vanity washbasin, towel radiator and a shower cubicle with a twin-head rainfall-style shower. The loft space is accessed from the landing and has partial boarding and lighting, making it suitable for storage.

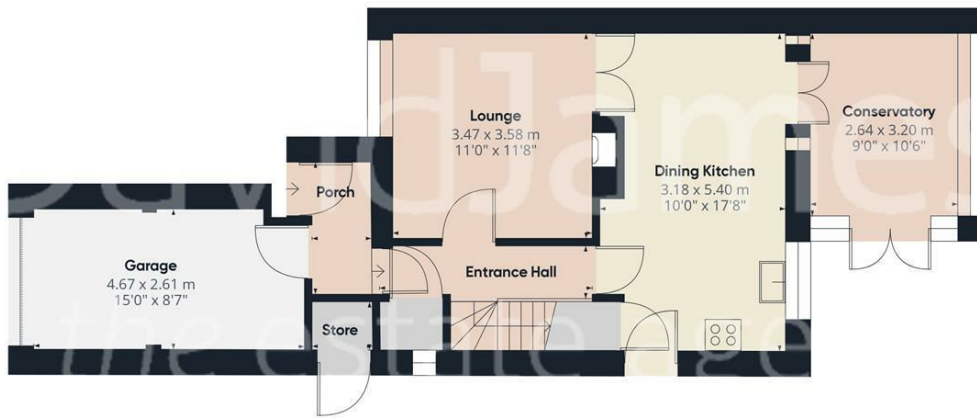
The south-easterly facing and enclosed garden is a highlight of the property. It features an initial patio area leading to a generous lawn and further seating areas. There is also a useful timber shed for storage, an outside water point and an externally accessed storeroom along the side walkway.

To the front, excellent views are available towards the stunning Gedling Country Park whilst a driveway provides parking for multiple vehicles and gives access to the garage, which has both power and lighting.

- Semi-detached home
- Within easy reach of Gedling, Carlton and Mapperley's amenities and schools
- A short walk from frequent bus services to Nottingham City Centre
- Good-sized lounge with a feature gas fire
- Dining kitchen with a full range of integrated appliances
- Conservatory with French doors
- Three bedrooms
- Modern fully-tiled shower room with a separate WC
- Generous south-easterly facing and enclosed lawned rear garden
- Driveway and garage provide off-street parking







Floor 0



Floor 1

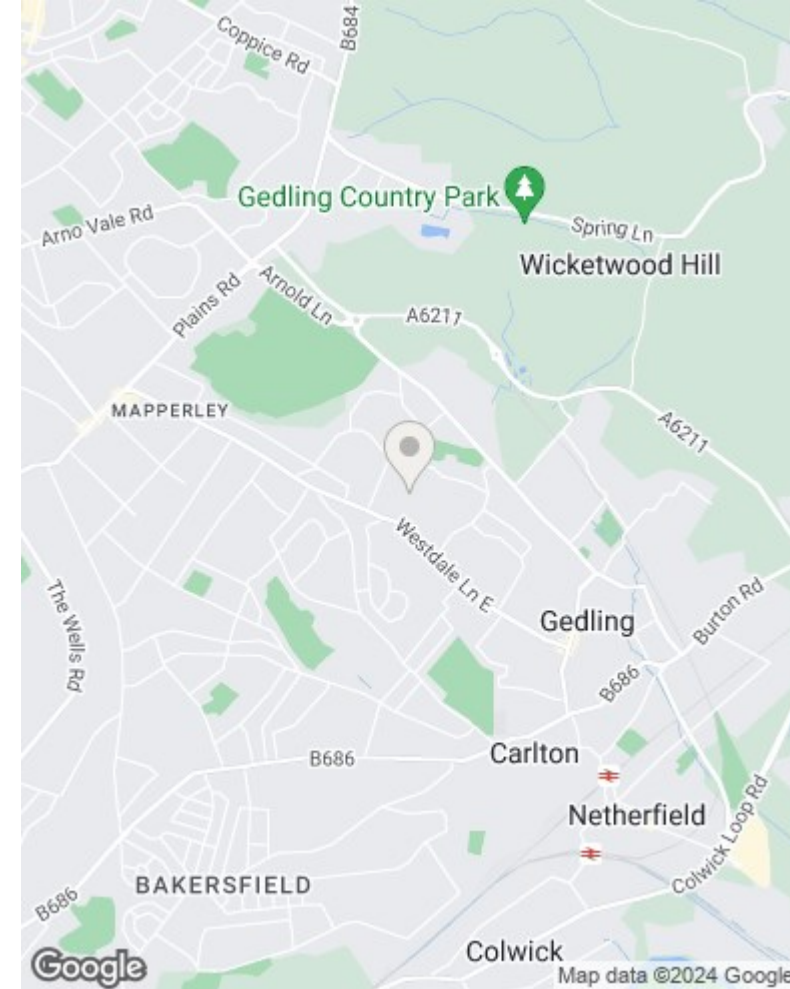


Approximate total area**
95.82 m²
1031.4 ft²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: B
Gedling Borough Council
Freehold

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