

# JOHNSONS & PARTNERS

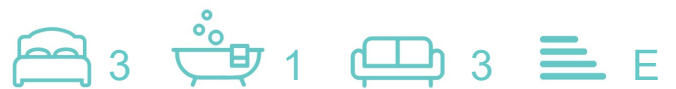
Estate and Letting Agency



**10 WATERHOUSE LANE,**

GEDLING, NG4 4BP

**GUIDE PRICE £425,000**



# 10 WATERHOUSE LANE

, GEDLING, NG4 4BP

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Guide Price £425,000 - £450,000

Nestled on Waterhouse Lane in Gedling, this charming three-bedroom detached house is a true gem. The property boasts a traditional bay front and has been tastefully extended, offering a spacious layout on a generously sized plot.

Situated in a highly sought-after location, this home provides the perfect blend of tranquillity and convenience. While tucked away, it remains close to a wealth of amenities suitable for the whole family, including schools, shops, recreational facilities, and regular public transport services.

With a driveway, integral garage, and a sizable brick garden store, this property caters to both practicality and storage needs. The beautiful gardens surrounding the house create a serene atmosphere, ideal for relaxation and outdoor enjoyment.

To truly grasp the beauty and functionality of this thoughtfully extended property, an internal viewing is highly recommended. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards owning this delightful abode on Waterhouse Lane.

Open Entrance Porch

Reception Hallway

13'6 x 7'2 (4.11m x 2.18m)

WC

3'3 x 3'1 (0.99m x 0.94m)

Lounge

13'2 x 12'5 (4.01m x 3.78m)

Dining Room

12'4 x 12' (3.76m x 3.66m)

Conservatory

10'11 x 8'6 (3.33m x 2.59m)

Kitchen

15'8 x 10'11 plus recess (4.78m x 3.33m plus recess)

First Floor Landing

Bedroom One

12'4 x 12' (3.76m x 3.66m)

Bedroom Two

13'2 x 10'5 to wardrobe front (4.01m x 3.18m to wardrobe front)

Bedroom Three

8'2 x 7'1 (2.49m x 2.16m)

Integral Garage

16'4 x 7'9 (4.98m x 2.36m)

Garage /Outbuilding

18'8 x 8'3 (5.69m x 2.51m)

Outside

Front Garden & Driveway

Good Sized Private Rear Garden

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band D

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

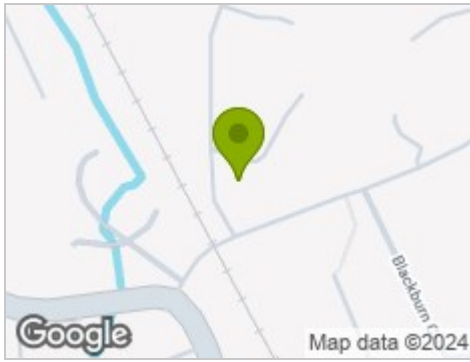
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



## Road Map



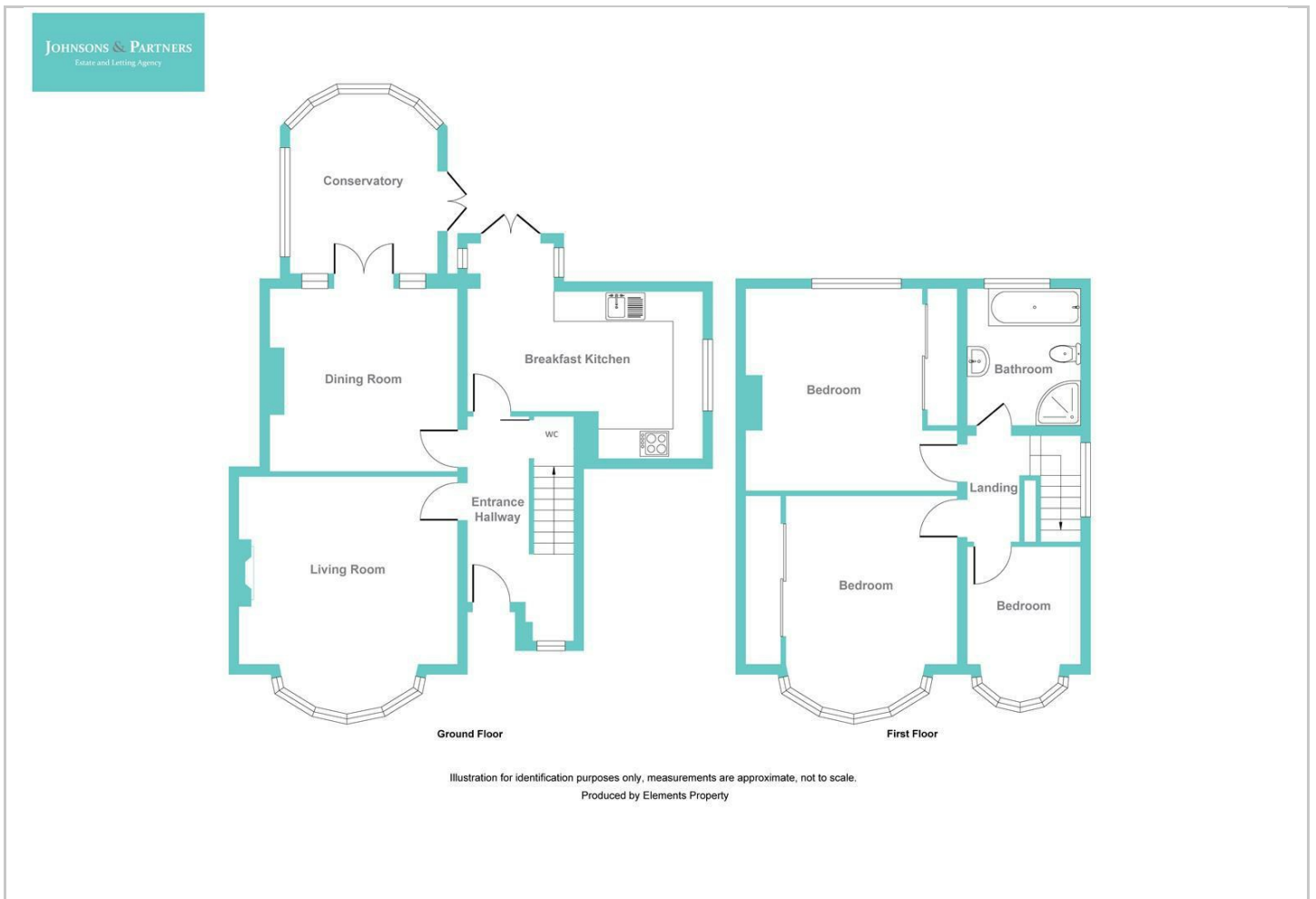
## Hybrid Map



## Terrain Map



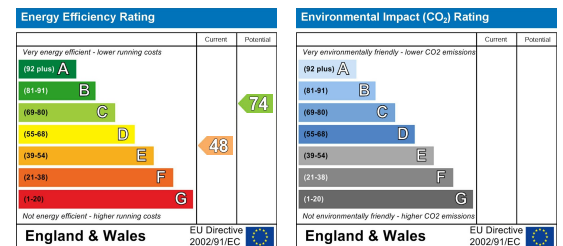
## Floor Plan



## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.