

JOHNSONS & PARTNERS

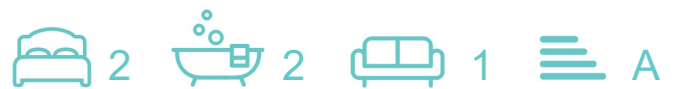
Estate and Letting Agency



7 LINCOLN DRIVE, GEDLING

NOTTINGHAM, NG4 4NQ

£275,000



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ECO Friendly | EPC Rating A | Two Bedrooms | Immaculately Presented | Modern Build | Open Plan Living | Ground Floor WC | Private South East Facing Rear Garden |

Located within the vibrant and sought-after locale of Gedling, Nottingham, this pristine two-bedroom semi-detached property on Lincoln Drive offers a sublime blend of modern living and eco-conscious design. Completed in 2024, this home is an exquisite find for first-time buyers seeking an eco-friendly lifestyle without sacrificing contemporary comforts.

From the moment you step inside, you are greeted by an array of modern interiors that are both stylish and sustainable. The house boasts cutting-edge features such as solar panels, an air source heat pump, and a smart hot water cylinder, ensuring that your environmental footprint is as light as possible. With the addition of smart home automation and hyper-fast broadband, your living experience is not only green but seamlessly connected.

The open-plan kitchen, dining, and living room present a fluid space that is perfect for entertaining or unwinding, enhanced by bi-fold doors that invite natural light to flood in and open out to a charming south-east facing garden. The modern kitchen is a culinary delight, equipped with integrated appliances and an induction hob that cater to the needs of any aspiring chef.

Upstairs, two double bedrooms offer ample space for relaxation, complemented by a sleek modern bathroom suite that doesn't skimp on style or functionality. Outside, the property includes two parking spaces with an electric vehicle charging point, affirming its commitment to a cleaner future.

Located in close proximity to local amenities and in a popular neighbourhood, this gem of a property combines convenience with forward-thinking design. Viewings are highly recommended to fully appreciate the unique combination of eco-friendly features and modern living that this home offers. Don't miss your chance to make Lincoln Drive your new address.

Agents Disclaimer

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

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.

Entrance

Open Plan Kitchen, Dining and Living

25'4" x 13'1" (7.74 x 4)

WC

First Floor Landing

Bedroom One

13'1" x 9'10" (4.01 x 3)

Bedroom Two

13'1" x 8'4" (4 x 2.56)

Bathroom

6'6" x 6'5" (2 x 1.97)

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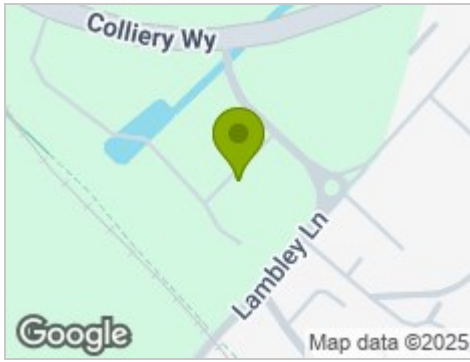
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Road Map



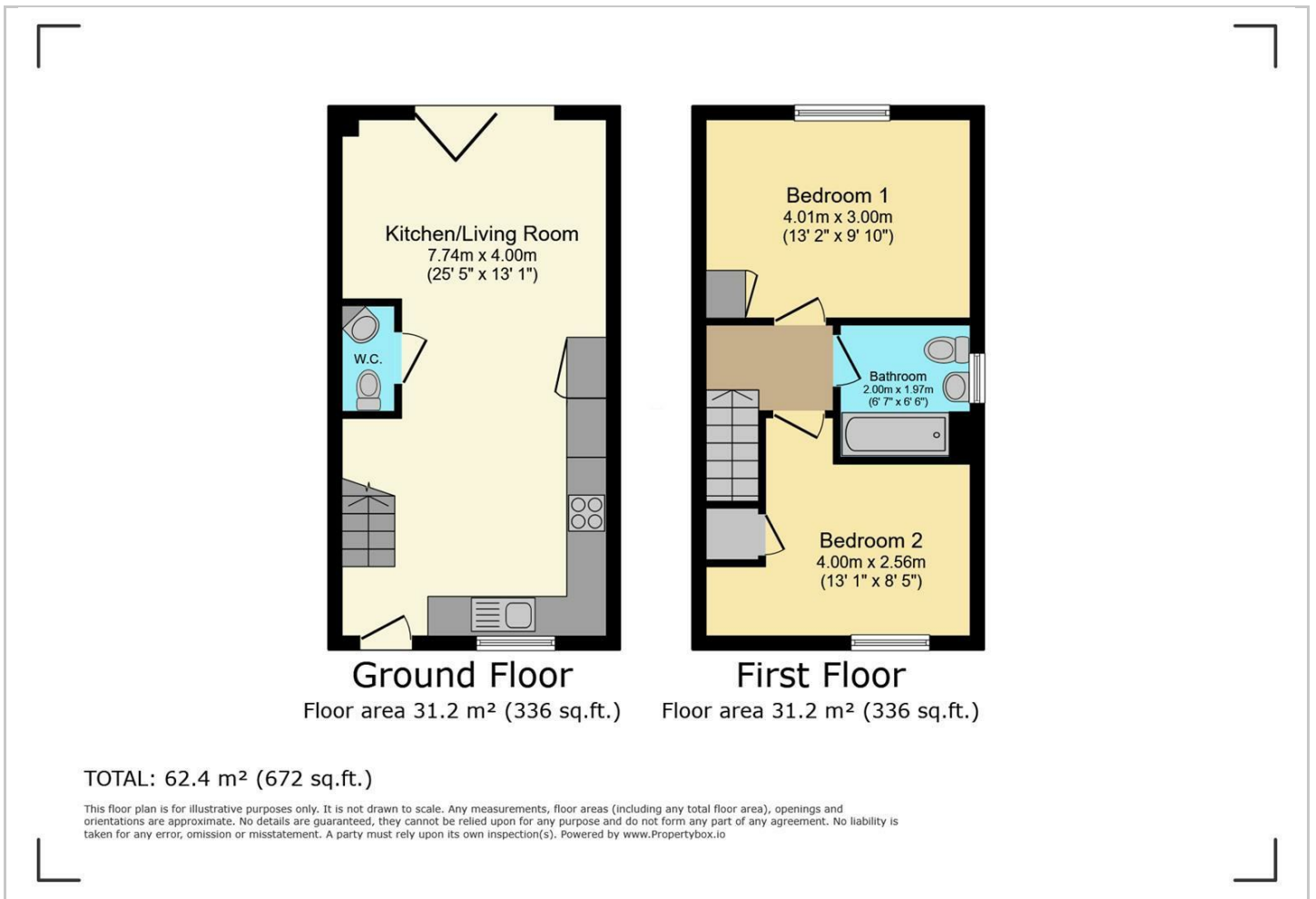
Hybrid Map



Terrain Map



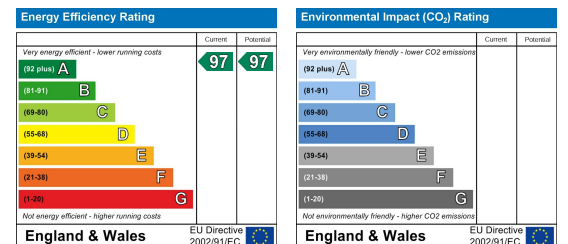
Floor Plan



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.