

# HoldenCopley

PREPARE TO BE MOVED

Lascelles Avenue, Gedling, Nottinghamshire NG4 4GB

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**Guide Price £230,000 - £240,000**

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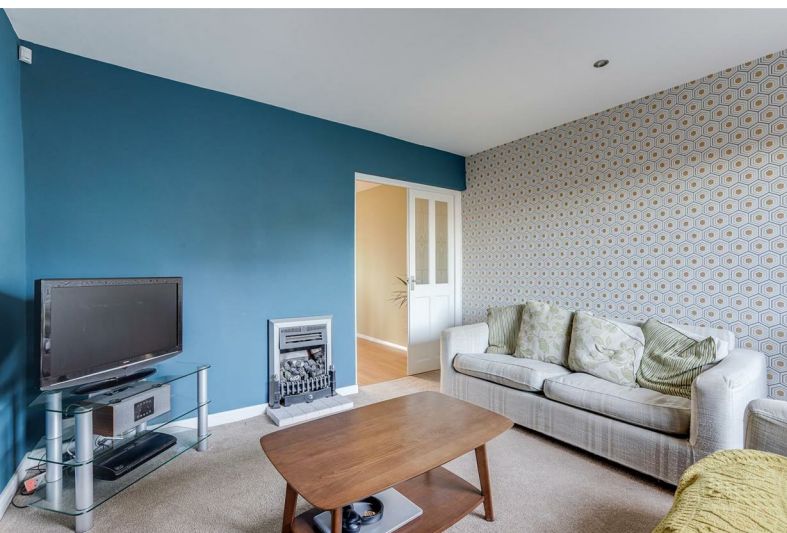


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SPACIOUS SEMI-DETACHED HOUSE...

Welcome to this three-bedroom semi-detached house, offering a perfect canvas for buyers to infuse their personal touch and create their dream home. The ground floor welcomes you with a porch leading to an entrance hall, followed by a spacious living room bathed in natural light. The well-appointed kitchen/diner provides a delightful space for culinary adventures, seamlessly flowing into a bright conservatory, perfect for relaxing or entertaining. Ascending to the first floor, discover three generously-sized bedrooms. The three-piece bathroom suite ensures both comfort and style. Outside, the property boasts a convenient driveway and garage, offering ample parking solutions. The private, enclosed great-sized garden adds a touch of tranquillity, providing the ideal backdrop for outdoor activities or simply enjoying nature. Situated in a popular location, this property offers easy access to a variety of local amenities, including eateries, shops, excellent schools and efficient transport links leading directly to the City Centre. This residence invites you to envision and implement your unique vision, making it the perfect opportunity to craft a home that truly reflects your personality and lifestyle.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen/Diner
- Conservatory
- Three-Piece Bathroom Suite
- Driveway & Garage
- Great-Sized Private Enclosed Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Porch

8'0" x 3'8" (2.44m x 1.12m )

The porch has carpeted flooring, a utility cupboard, internal access to the garage, a UPVC double glazed window to the side elevation and a single door providing access into the accommodation

### Utility Cupboard

3'7" x 2'7" (1.11m x 0.79m )

### Entrance

11'4" x 5'6" (max) (3.46m x 1.68m (max) )

The entrance hall has raised timber flooring with a laminate finish, carpeted stairs, an in-built storage cupboard and a radiator

### Cupboard

3'4" x 2'2" (1.04m x 0.67m )

### Living Room

12'0" x 11'6" (3.66m x 3.53m)

The living room has carpeted flooring, a TV point, a gas fireplace, a radiator, recessed spotlights and a UPVC double glazed window to the front elevation

### Kitchen/Diner

17'10" x 10'4" (max) (5.46m x 3.17m (max))

The kitchen/diner has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven, an integrated gas hob, an extractor hood, an integrated microwave, an integrated fridge freezer, a vertical radiator, a pantry, raised timber flooring with a laminate finish, recessed spotlights, a window to the rear elevation and a single door providing access to the rear garden

### Pantry

5'0" x 2'4" (1.54m x 0.72m )

### Conservatory

15'5" x 9'8" (4.71m x 2.95m )

The conservatory has underfloor heating, double glazed windows to the side and rear elevations, a polycarbonate roof, hardwood construction and double French doors providing access to the rear garden

## FIRST FLOOR

### Landing

8'5" x 8'3" (max) (2.57m x 2.52m (max))

The landing has carpeted flooring, an airing cupboard, a UPVC double glazed window to the side elevation and provides access to the loft and first floor accommodation

### Airing Cupboard

2'4" x 1'10" (0.73m x 0.56m )

### Bedroom One

11'7" x 10'1" (3.54m x 3.09m )

The main bedroom has carpeted flooring, a radiator, recessed spotlights and a UPVC double glazed window to the front elevation

### Bedroom Two

10'4" x 9'1" (max) (3.17m x 2.78m (max))

The second bedroom has carpeted flooring, a radiator, recessed spotlights and a UPVC double glazed window to the rear elevation

### Bedroom Three

7'6" x 7'5" (max) (2.29m x 2.27m (max))

The third bedroom has laminate flooring, a radiator and a UPVC double glazed window to the front elevation

### Bathroom

8'5" x 5'9" (max) (2.58m x 1.76m (max))

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, a heated towel rail, partially tiled walls, recessed spotlights and a UPVC double glazed window to the rear elevation

## OUTSIDE

### Front

To the front of the property is a lawn, a driveway with access to the garage providing ample off-road parking and a secure gate providing to the side and rear of the property

### Garage

15'8" x 8'3" (4.80m x 2.53m )

The garage has a fitted alarm, lighting, multiple power points and an up-and-over door providing access

### Rear

To the rear of the property is a low-maintenance private enclosed great-sized garden with a stone paved patio area, a well-maintained lawn and panelled fencing

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley 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.

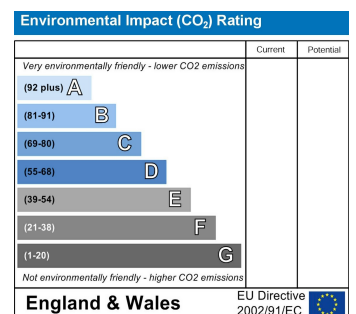
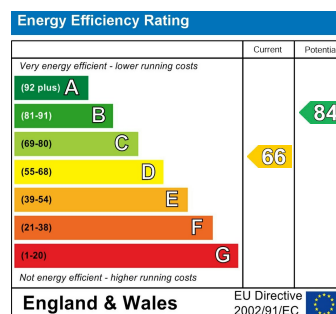
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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