



24 Lascelles Avenue, Gedling – NG4 4GB

Guide Price **£240,000**





24 Lascelles Avenue

Gedling, Nottingham

Well-presented semi-detached home with stunning views towards Gedling Country Park! Thoughtfully updated, the property boasts generous reception space, 3 bedrooms and a beautiful landscaped garden. Viewing is essential!

Council Tax band: B

Tenure: Freehold

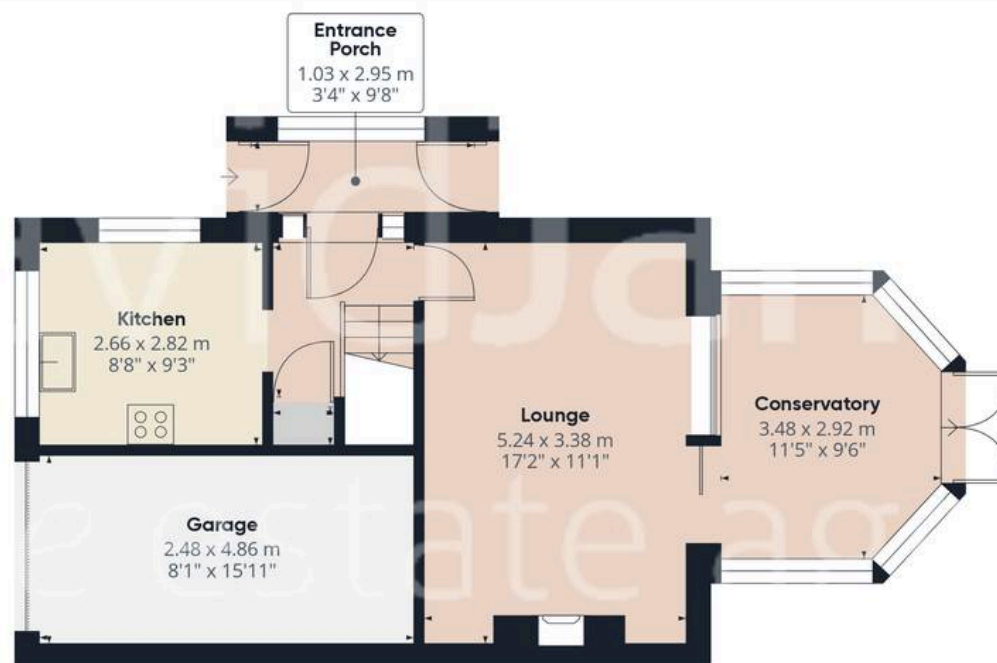
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautifully-presented semi-detached family home
- Inviting and carpeted lounge with a feature stove burner
- Spacious and versatile conservatory offering impressive garden views
- Bright country-style kitchen with timber-effect countertops and integrated cooking appliances
- Three well-proportioned first floor bedrooms
- Modern family bathroom with white three-piece suite and an over-bath shower
- Landscaped south-easterly facing rear garden featuring a large patio, lawn and raised seating area
- Planning permission in progress for a dormer loft conversion
- Stunning views towards the nearby Gedling Country Park
- Resin driveway, EV charging point and an integral garage







Floor 0

Approximate total area⁽¹⁾

95.6 m²

1029.03 ft²



Floor 1

(1) 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

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