



23 Horsley Lane, Gedling – NG4 4LP

Guide Price **£270,000**



23 Horsley Lane

Gedling, Nottingham

This well-presented 3 bed semi-detached home provides excellent accommodation with neutral decor & close proximity to shops, schools & the stunning Gedling Country Park. Viewing highly recommended!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

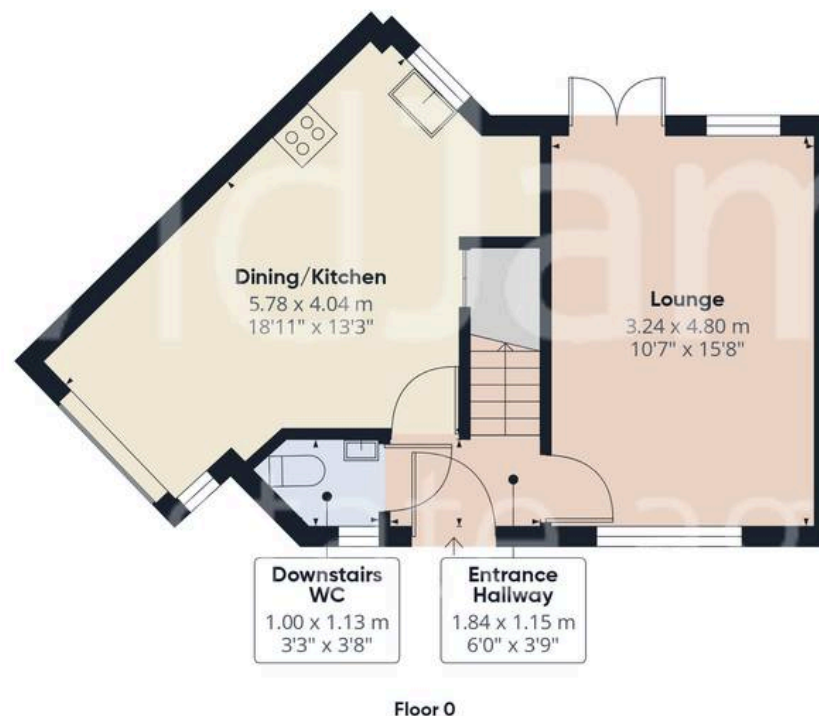
EPC Environmental Impact Rating: B

- Well-presented modern semi-detached family home
- Great location on the popular Keepmoat Chase Farm development
- Perfectly positioned between Gedling and Mapperley amenities, schools and Gedling Country Park
- Neutrally decorated throughout, in move-in ready condition perfect for families
- Welcoming entrance hallway with downstairs WC for added convenience
- Bright and spacious lounge with dual aspect windows featuring French doors overlooking the rear garden
- Good-sized modern dining/kitchen with dual aspect windows featuring a bay window to the front aspect
- Three bedrooms (two of which are doubles)
- White modern three-piece bathroom suite with mains shower over the bath
- Fully enclosed rear garden with patio, lawn and driveway to the side providing off-street parking









Approximate total area⁽¹⁾

74.7 m²

804 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

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

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

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.