



23 Horsley Lane, Gedling – NG4 4LP

Guide Price **£270,000**

DavidJames
the estate agent



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

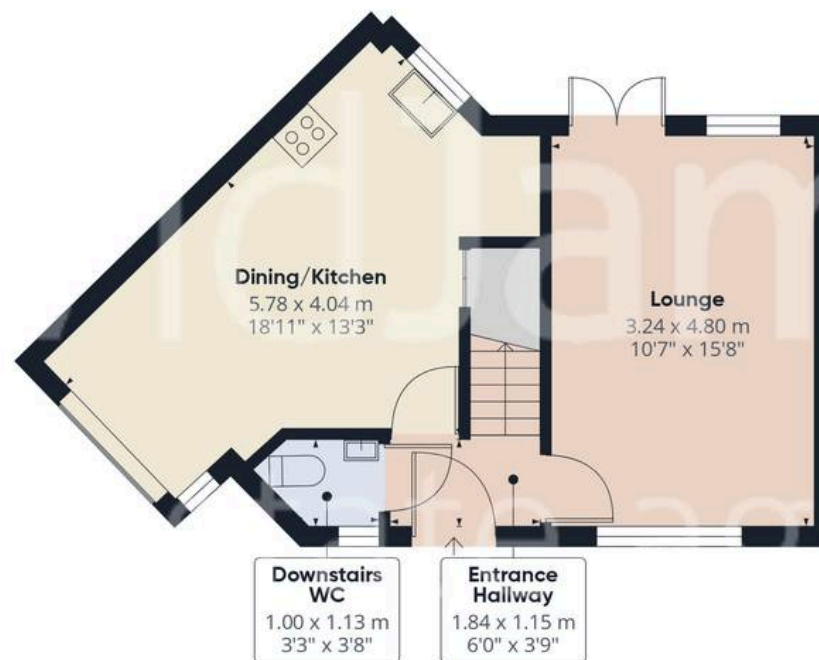
EPC Energy Efficiency Rating: B

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







Floor 0

Approximate total area⁽¹⁾

74.7 m²

804 ft²



Floor 1

(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.

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