



£540,000

TENNYSON AVENUE
GEDLING

- EXTENDED PERIOD HOME
- THREE RECEPTION ROOMS
- OPEN PLAN KITCHEN/DINER
- GARDEN ROOM
- FOUR PIECE BATHROOM
- POPULAR LOCATION
- EPC D



Spacious Period Home in Sought-After Gedling Location

LESLEY GREAVES ESTATE & LETTING AGENTS ARE DELIGHTED TO OFFER THIS BEAUTIFULLY APPOINTED THREE-BEDROOM HOME, THOUGHTFULLY DESIGNED TO PROVIDE STYLISH, FLEXIBLE LIVING FOR MODERN FAMILY LIFE. SITUATED IN PRIME LOCATION FOR SOUGHT-AFTER LOCAL SCHOOLS, BOTH PRIMARY AND SECONDARY.

STEPPING INTO THE HOME, YOU ARE WELCOMED BY A BRIGHT AND SPACIOUS HALLWAY WITH A USEFUL STORAGE CUPBOARD. TO THE FRONT, A COSY LIVING ROOM WITH A BAY WINDOW AND FEATURE FIREPLACE PROVIDES A WARM AND INVITING SPACE, FILLED WITH NATURAL LIGHT. THE GROUND FLOOR FURTHER BENEFITS FROM TWO ADDITIONAL RECEPTION ROOMS ONE CURRENTLY USED AS A GYM AND THE OTHER AS A VERSATILE FAMILY/SNUG WITH ITS OWN FEATURE FIREPLACE PROVIDING EXCELLENT FLEXIBILITY.

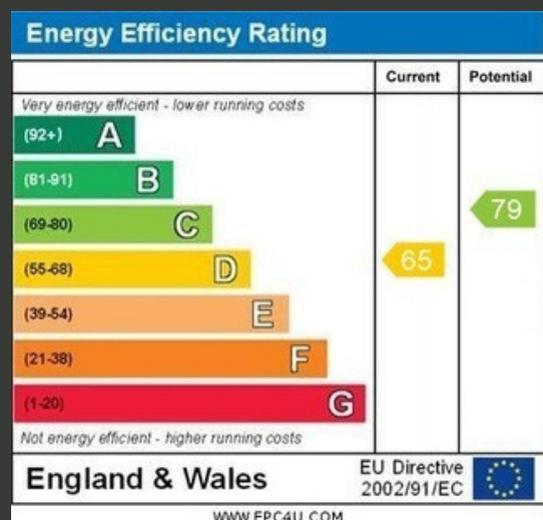
THE HEART OF THE PROPERTY IS THE STUNNING OPEN-PLAN KITCHEN/DINER AND FAMILY ROOM, COMPLETE WITH A CENTRAL ISLAND, CONTEMPORARY FITTINGS AND SKYLIGHTS THAT FLOOD THE SPACE WITH NATURAL LIGHT. BI-FOLD DOORS SEAMLESSLY CONNECT THE INDOORS WITH THE REAR GARDEN, PERFECT FOR ALFRESCO DINING AND SOCIAL GATHERINGS. COMPLETING THE GROUND FLOOR IS A USEFUL UTILITY AREA AND DOWNSTAIRS WC.

UPSTAIRS, THE PROPERTY OFFERS THREE GENEROUS DOUBLE BEDROOMS, EACH WITH BUILT-IN STORAGE. THE PRINCIPAL BEDROOM FEATURES A DRESSING AREA, CREATING A LUXURIOUS PRIVATE RETREAT. A STYLISH FOUR-PIECE FAMILY BATHROOM WITH UNDERFLOOR HEATING FITTED WITH A FREESTANDING BATH AND WALK-IN SHOWER.

TO THE REAR, BI-FOLD DOORS OPEN ONTO A LANDSCAPED GARDEN, WITH A FULLY EQUIPPED HOME OFFICE IDEAL FOR REMOTE WORKING. TO THE FRONT, THE PROPERTY BENEFITS FROM OFF-ROAD PARKING, ADDING FURTHER CONVENIENCE.

GEDLING IS A POPULAR AND WELL-ESTABLISHED RESIDENTIAL AREA CLOSE TO SCHOOLS, SHOPS, PUBS, RESTAURANTS, PUBLIC TRANSPORT AND LEISURE FACILITY. IT IS ALSO WELL KNOWN FOR ITS COUNTRY PARK WHICH HAS A PLAY AREA AND CAFÉ.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 168 SQ METERS





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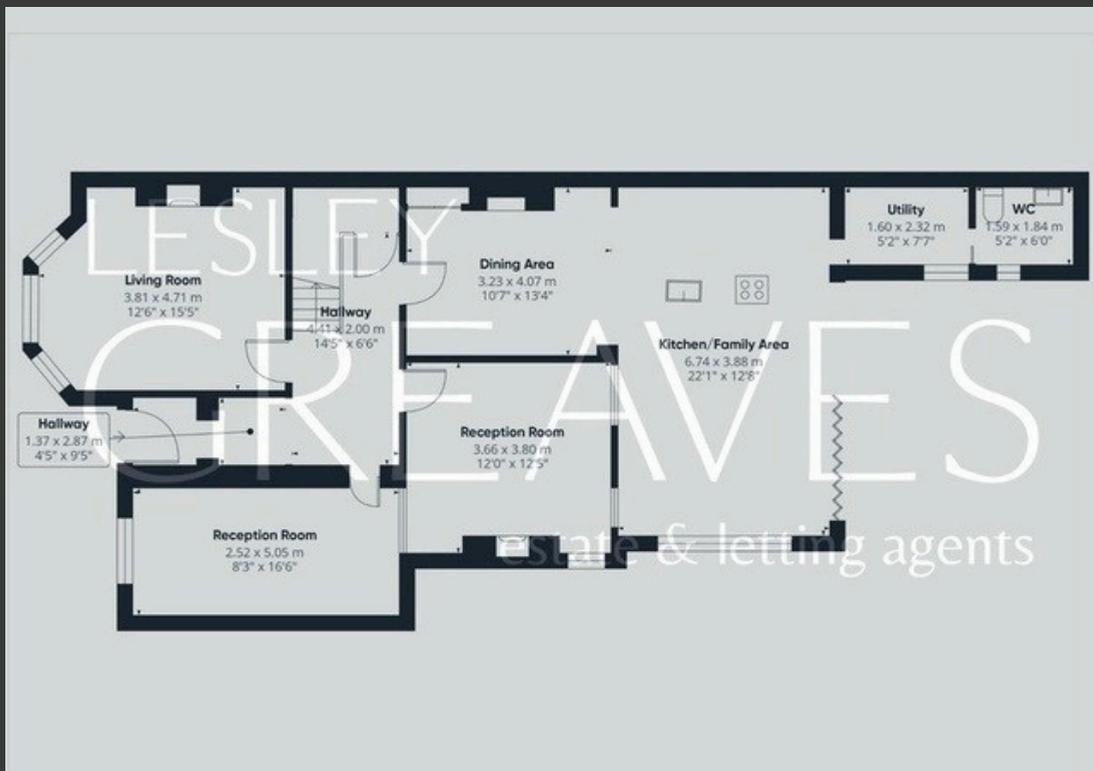
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Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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