

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 102 LORIMER AVENUE, GEDLING

NOTTINGHAM, NG4 4WA

£365,000



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For Sale with NO CHAIN | Extended Detached Home | Three Bedrooms | Open Plan Dining Kitchen | Low Maintenance Rear Garden | Integrated Kitchen Appliances | Driveway | Freestanding Bath and Separate Shower | Popular Location | Close to Local Amenities and Schools | Viewings are Advised |

Located on Lorimer Avenue, Gedling, this beautifully presented three-bedroom detached house is the epitome of comfortable living, perfect for tenants seeking a blend of modernity and homely charm.

Upon entering, you're welcomed by an immaculately presented interior, leading to a spacious living room that promises to be the heart of your home. The open plan dining kitchen, with its sleek modern kitchen, fully integrated appliances, and central island, provides an excellent space for culinary endeavours and sociable dining. Bi-fold doors offer a seamless transition to the rear garden, creating an indoor-outdoor flow ideal for entertaining or quiet relaxation.

The ground floor also boasts a convenient WC and a dining area that offers delightful views of the rear garden, enhancing the appeal of this splendid home. Upstairs, three generous bedrooms await, alongside a modern bathroom complete with a luxurious free-standing bath and a separate shower, offering a spa-like retreat from the hustle and bustle of daily life.

Outside, the impeccably presented garden features raised decking, a BBQ area, and a trendy garden bar, promising memorable summer gatherings. Two parking spaces on the driveway add to the practicality of this delightful abode.

Situated in close proximity to local amenities, transport links, and within the catchment area for highly-rated schools, this property checks all the boxes for convenient living. Viewings of this exceptional home are highly advised to fully appreciate its splendour and the lifestyle it offers. Don't miss this opportunity to make it your new haven.

[Entrance Hallway](#)

[Living Room](#)

[Breakfast Kitchen](#)

[Dining Area](#)

[Ground Floor WC](#)

[First Floor Landing](#)

[Bedroom One](#)

[Bedroom Two](#)

[Bedroom Three](#)

[Bathroom](#)

[Private Rear Garden](#)

[Agents Disclaimer](#)

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band C

This information was obtained through the directgov website. Johnsons and Partners 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

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere,

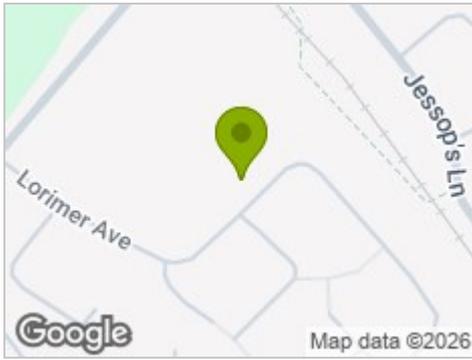
either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



## Road Map



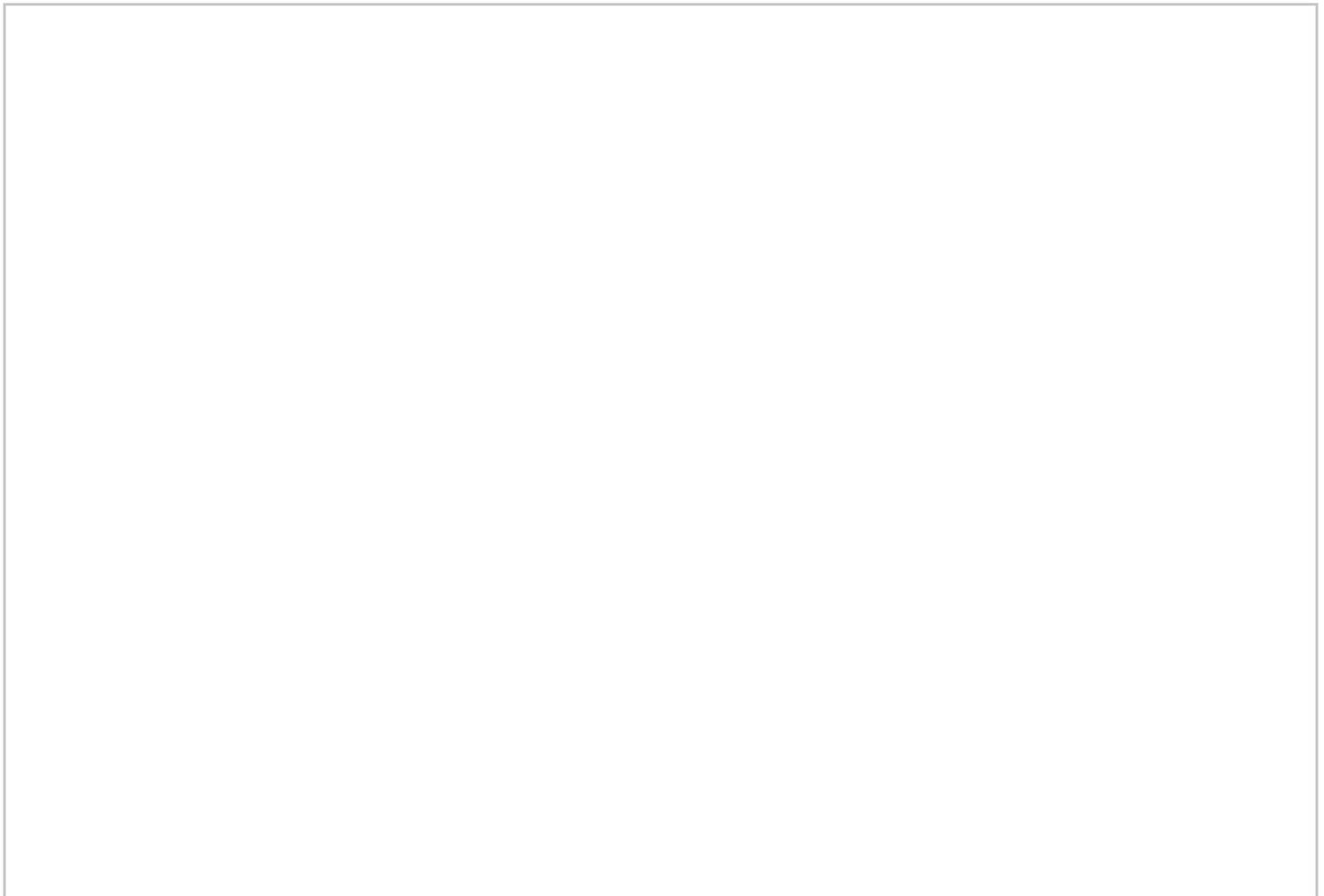
## Hybrid Map



## Terrain Map



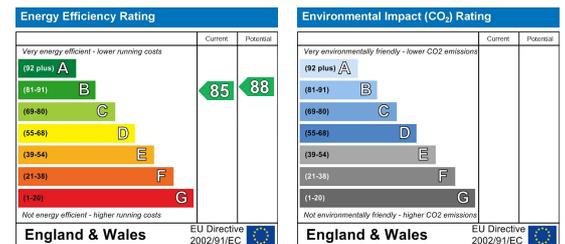
## Floor Plan



## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.