



LESLEY
GREAVES
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£250,000

OFFERS OVER

BESECAR CLOSE
GEDLING

- SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- SPACIOUS LIVING ROOM
- MODERN KITCHEN
- SUNROOM
- EPC B



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Spacious Two-Bedroom Semi-Detached Bungalow with Sunroom

THIS TWO-BEDROOM SEMI-DETACHED BUNGALOW OFFERS SPACIOUS AND VERSATILE ACCOMMODATION, IDEAL FOR BUYERS SEEKING THE CONVENIENCE OF SINGLE-STOREY LIVING. ACCESSED VIA A PRIVATE ROAD, THE PROPERTY ENJOYS A PLEASANT SETTING WITHIN A POPULAR RESIDENTIAL LOCATION, CLOSE TO SCHOOLS, AMENITIES AND EXCELLENT TRANSPORT LINKS.

UPON ENTERING, A WELCOMING HALLWAY PROVIDES USEFUL BUILT-IN STORAGE AND ACCESS TO THE MAIN ACCOMMODATION.

THE SPACIOUS LIVING ROOM OFFERS A BRIGHT AND INVITING SPACE, FEATURING A LARGE BAY-FRONTED WINDOW ALLOWING PLENTY OF NATURAL LIGHT TO FLOOD THE ROOM, ALONGSIDE AMPLE SPACE FOR A DINING AREA AND PATIO DOORS PROVIDING DIRECT ACCESS TO THE FRONT OF THE PROPERTY.

LEADING FROM THE LIVING ROOM IS THE MODERN FITTED KITCHEN, FEATURING STYLISH WALL AND BASE UNITS, COORDINATING WORKTOPS AND TILED SPLASHBACKS. INTEGRATED APPLIANCES INCLUDE A FRIDGE FREEZER, WHILST A BREAKFAST BAR PROVIDES ADDITIONAL SEATING.

SLIDING PATIO DOORS LEAD INTO THE SPACIOUS SUNROOM, OFFERING A VERSATILE SPACE IDEAL AS A FURTHER SITTING ROOM OR HOME OFFICE, WITH FRENCH DOORS OPENING DIRECTLY ONTO THE REAR GARDEN.

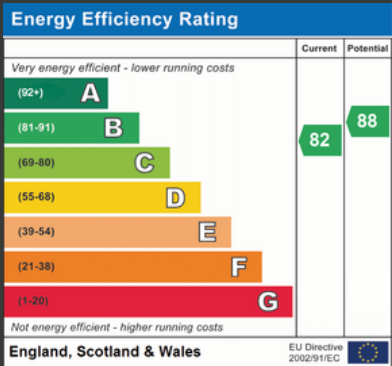
THE PROPERTY BOASTS TWO GENEROUSLY SIZED DOUBLE BEDROOMS, BOTH FEATURING ATTRACTIVE BAY-FRONTED WINDOWS, ALONGSIDE A FAMILY BATHROOM AND USEFUL ADDITIONAL STORAGE.

EXTERNALLY, THE PROPERTY ENJOYS A GENEROUS, ENCLOSED REAR GARDEN, PREDOMINANTLY LAID TO LAWN WITH MATURE TREES AND ESTABLISHED SHRUBS. A PERGOLA-COVERED SEATING AREA PROVIDES AN IDEAL SPACE FOR OUTDOOR DINING AND ENTERTAINING.

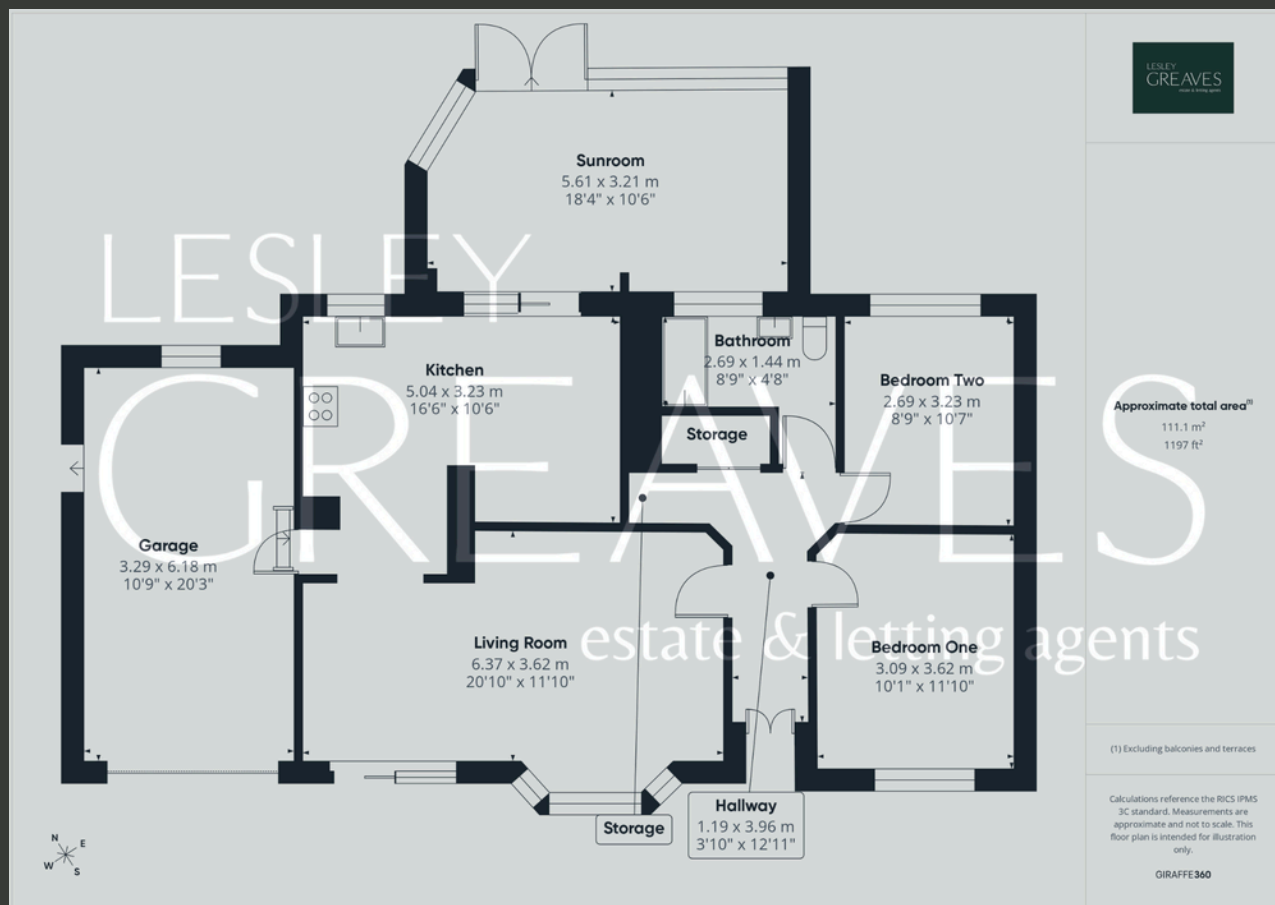
TO THE FRONT, A DRIVEWAY PROVIDES AMPLE OFF-ROAD PARKING AND LEADS TO THE GARAGE, WHICH CAN ALSO BE ACCESSED VIA A SIDE PASSAGEWAY.

FURTHER BENEFITS INCLUDE SOLAR PANELS, HELPING TO IMPROVE ENERGY EFFICIENCY AND POTENTIALLY REDUCE ELECTRICITY COSTS.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 78 SQ METERS







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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