



44 Horsley Lane, Gedling - NG4 4LP

Guide Price £250,000 - £270,000

DavidJames
the estate agent



44 Horsley Lane

Gedling, Nottingham

GUIDE PRICE £250,000–£270,000 Chain-free modern three-bedroom semi detached home in Gedling with stylish dining kitchen, bright lounge, principal en-suite and south-facing garden with tandem driveway!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

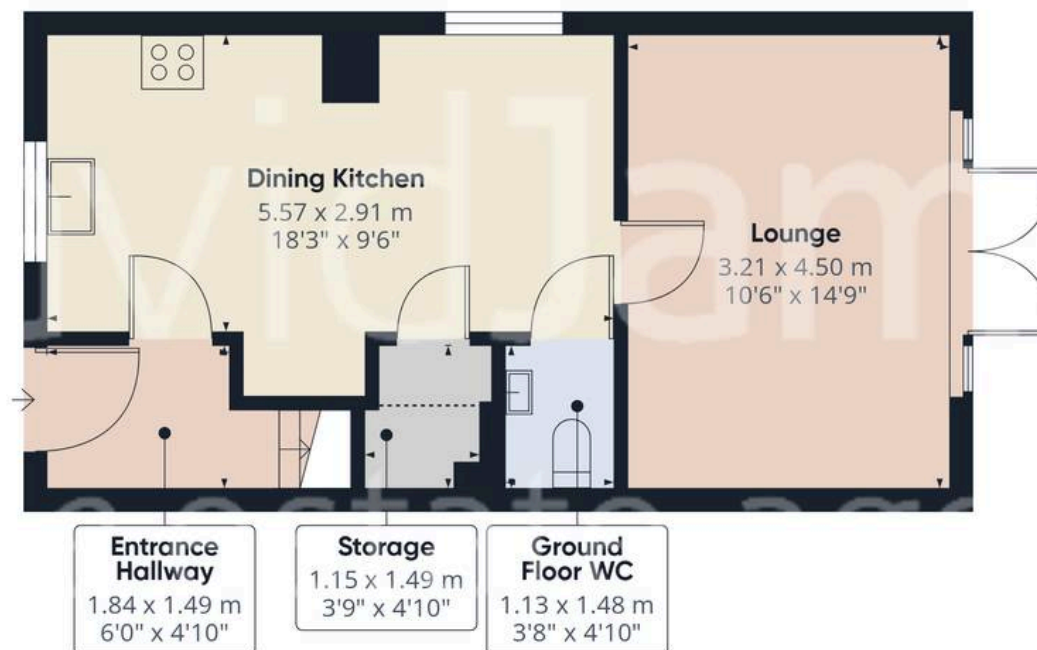
EPC Environmental Impact Rating: B

- Modern semi-detached home with no chain
- Sought-after position on the Chase Farm development in Gedling
- Ideal purchase for growing families, professional couples and first-time buyers
- Welcoming entrance hallway and convenient separate ground-floor WC
- Modern dual-aspect dining kitchen with a range of integrated appliances
- Bright lounge with feature French doors opening directly into the rear garden
- Bright and airy principal bedroom with built-in storage and en-suite shower room
- Two further bedrooms offering lovely open views over neighbouring green space
- Bright and spacious family bathroom suite with shower over bath
- South-facing lawned rear garden, paved patio and off-street tandem driveway









Floor 0



Floor 1

Approximate total area⁽¹⁾

73.7 m²
793 ft²

Reduced headroom

0.9 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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David James Estate Agents

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

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

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