

JOHNSONS & PARTNERS

Estate and Letting Agency



28 STOKE LANE, GEDLING

NOTTINGHAM, NG4 2QP

£315,000



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Beautifully presented four-bedroom semi-detached home | Stylish open-plan lounge/dining room with feature fireplace | Converted loft creating a spacious fourth bedroom | Viewings Advised |

Beautifully presented throughout, this impressive four-bedroom semi-detached home offers spacious accommodation arranged over three floors, blending character, style and practicality in one of Gedling's most sought-after locations.

The welcoming entrance hall leads through to a superb open-plan lounge and dining room, where a feature fireplace and bespoke fitted cabinetry create a warm and inviting living space. French doors open directly onto the rear garden, making it ideal for both everyday family life and entertaining. The modern fitted kitchen provides excellent storage and workspace, while a convenient ground floor WC completes the ground floor.

The first floor offers three well-proportioned bedrooms, including a generous principal bedroom with fitted mirrored wardrobes, alongside a stylish family bathroom featuring a freestanding bath and a separate shower room, providing flexibility for busy households.

Occupying the entire second floor, the converted loft creates an impressive fourth bedroom that would also make an ideal guest suite, home office or hobbies room.

Outside, the property continues to impress with a generous driveway providing ample off-road parking and a beautifully maintained rear garden. The combination of a spacious patio and lawn creates an excellent space for outdoor dining, entertaining or simply enjoying the warmer months.

Situated within the ever-popular area of Gedling, the property is perfectly placed for a range of local amenities, well-regarded schools, excellent transport links and easy access into Nottingham City Centre.

Offering generous living space, stylish interiors and versatile accommodation throughout, this is a fantastic family home ready for its next owners to move straight into.

Porch

Entrance Hallway

Dining and Dining Room

24'8" x 11'6" (7.52 x 3.51)

Breakfast Kitchen

16'9" x 7'8" (5.13 x 2.36)

WC

First Floor Landing

Bedroom One

12'4" x 10'9" (3.78 x 3.28)

Bedroom Two

11'8" x 10'9" (3.58 x 3.28)

Bedroom Three

8'2" x 7'8" (2.51 x 2.36)

Bathroom

16'9" x 7'8" (5.12 x 2.36)

Second Floor Landing

Bedroom Four

15'3" x 12'3" (4.66 x 3.75)

Move Plus AML

By law, Move Plus are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

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.

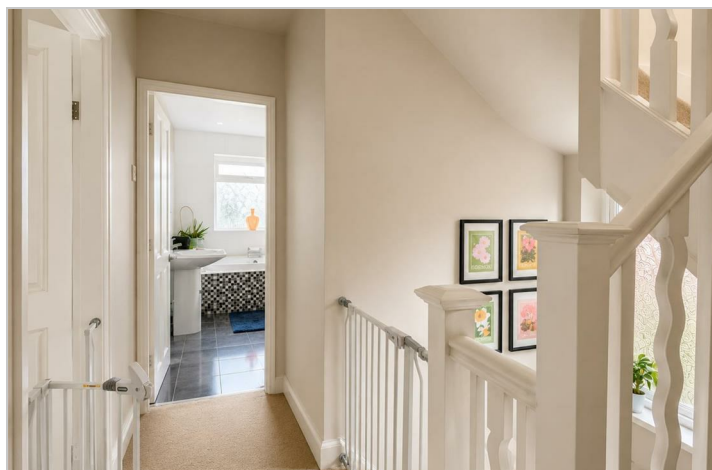
The vendor has advised the following:

Property Tenure is [Freehold or Leasehold]

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



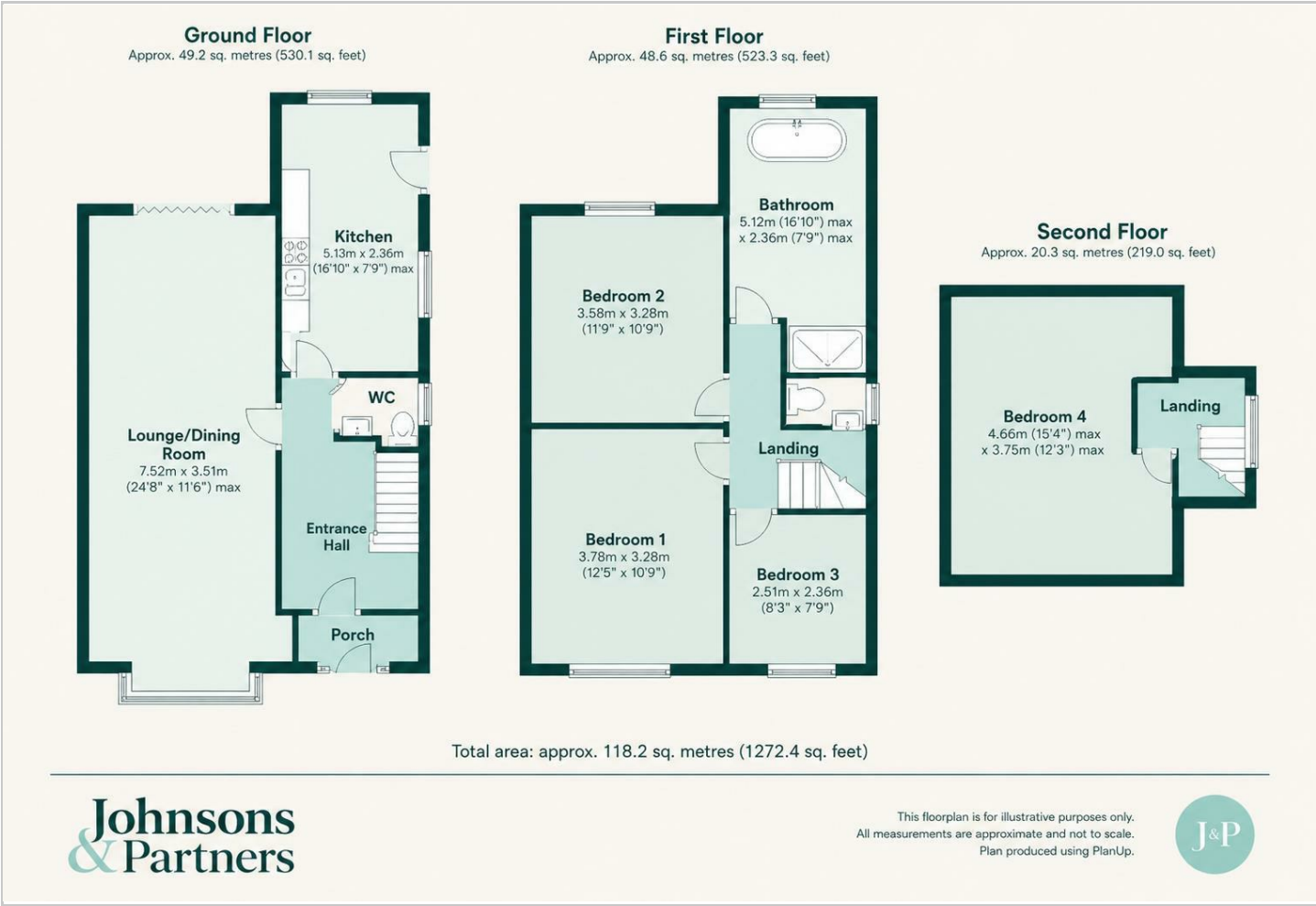
Hybrid Map



Terrain Map



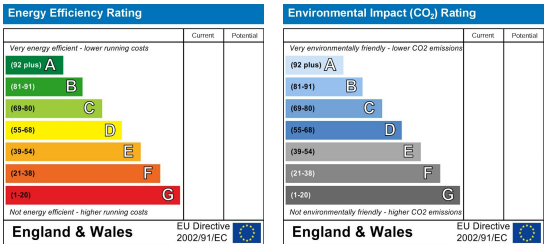
Floor Plan



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.