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£550,000

GUIDE PRICE

WOOD LANE
GEDLING

- DETACHED BUNGALOW
- FOUR BEDROOMS
- ENSUITE
- TWO RECEPTION ROOMS
- VILLAGE LOCATION
- EPC C



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Spacious Detached Bungalow with Versatile Accommodation

TUCKED AWAY ON ONE OF GEDLING VILLAGE'S MOST PRESTIGIOUS PRIVATE LANES, CLOSE TO THE PICTURESQUE GEDLING HOUSE WOODS NATURE RESERVE, LESLEY GREAVES ARE DELIGHTED TO OFFER FOR SALE THIS BEAUTIFULLY PRESENTED HOME, OFFERING GENEROUS AND VERSATILE ACCOMMODATION THROUGHOUT.

UPON ENTERING, YOU ARE WELCOMED BY A SPACIOUS CENTRAL HALLWAY PROVIDING ACCESS TO ALL PRINCIPAL ROOMS.

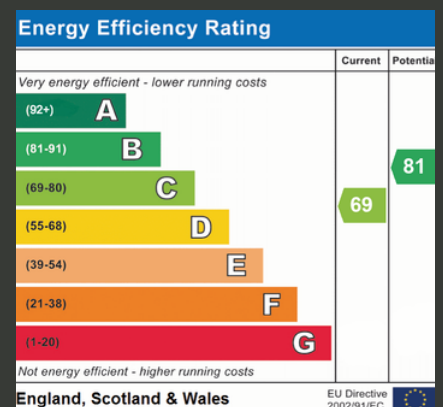
THE PROPERTY BOASTS A LARGE LIVING ROOM WITH SLIDING DOORS OPENING ONTO A FABULOUS RAISED TERRACE, PERFECTLY POSITIONED TO OVERLOOK THE BEAUTIFULLY MAINTAINED REAR GARDEN. DOUBLE DOORS LEAD THROUGH TO THE SEPARATE DINING ROOM, CREATING A WONDERFUL FLOW FOR BOTH EVERYDAY LIVING AND ENTERTAINING. FROM THE DINING ROOM, THERE IS ACCESS TO A FURTHER VERSATILE RECEPTION ROOM, CURRENTLY USED AS A HOME OFFICE, WHICH COULD ALSO POTENTIALLY BE USED AS A BEDROOM. THERE IS ALSO A WELL-APPOINTED KITCHEN WITH AN ADJOINING UTILITY ROOM AND WC, TOGETHER WITH INTERNAL ACCESS TO THE GARAGE, WHICH BENEFITS FROM ELECTRIC DOORS.

THERE ARE THREE WELL-PROPORTIONED BEDROOMS, INCLUDING A SPACIOUS PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN-SUITE SHOWER ROOM. THE FAMILY BATHROOM FEATURES BOTH A BATH AND SEPARATE SHOWER ENCLOSURE.

EXTERNALLY, THE FRONT OF THE PROPERTY HAS BEEN THOUGHTFULLY LANDSCAPED WITH DECORATIVE PLANTING AND A DRIVEWAY PROVIDING PARKING FOR MULTIPLE VEHICLES, LEADING TO A DOUBLE GARAGE. A FURTHER SIDE DRIVEWAY TUCKED BEHIND THE GARAGE PROVIDES ADDITIONAL PARKING. TO THE REAR, THE ESTABLISHED GARDEN OFFERS AN EXCELLENT DEGREE OF PRIVACY WITH MATURE TREES, LAWNED AREAS AND SEATING SPACES, CREATING A PEACEFUL OUTDOOR SETTING.

GEDLING VILLAGE OFFERS A RANGE OF LOCAL SHOPS, CAFES AND RESTAURANTS, ALONG WITH REGULAR PUBLIC TRANSPORT LINKS PROVIDING EASY ACCESS INTO NOTTINGHAM CITY CENTRE. EXCELLENT ROAD CONNECTIONS ALSO MAKE COMMUTING FURTHER AFIELD CONVENIENT. THE HOME HAS POPULAR SCHOOLS CLOSE BY OFFERING EDUCATION OF ALL GRADES MAKING THE LOCATION POPULAR WITH FAMILIES.

- FREEHOLD
- COUNCIL TAX; BAND E
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 159 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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