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# £1,100.00

Per Calendar Month

BLACKTHORN DRIVE  
GEDLING

- SPLIT LEVEL LIVING
- OPEN PLAN LOUNGE/KITCHEN
- THREE BEDROOMS
- TWO BATHROOMS
- CLOSE TO LOCAL SCHOOLS
- EPC C

## Three Bedroom Split Level House -To Rent

UPON ENTERING, YOU ARE WELCOMED BY A BRIGHT HALLWAY FEATURING A CLOAKROOM CUPBOARD AND A SEPARATE STORAGE CUPBOARD FOR ADDED CONVENIENCE. THE FIRST FLOOR COMPRISES THREE BEDROOMS, WITH WARDROBES IN BEDROOMS ONE AND THREE, ALONG WITH A FAMILY BATHROOM THAT INCLUDES A MAINS-FED SHOWER OVER THE BATH.

A STAIRCASE LEADS DOWN TO THE GROUND FLOOR, WHERE YOU'LL FIND ADDITIONAL STORAGE UNDER THE STAIRS, A SHOWER ROOM AND A CONTEMPORARY OPEN-PLAN KITCHEN AND LIVING AREA. THE KITCHEN IS FITTED WITH A DOUBLE OVEN, GAS HOB, EXTRACTOR FAN INCLUDING FRIDGE FREEZER AND WASHING MACHINE. FRENCH DOORS FROM THE LIVING ROOM OPEN ONTO A PRIVATE ENCLOSED GARDEN, COMPLETE WITH A DECKED PATIO AREA, A LAWN AND GATED SIDE ACCESS WITH STEPS.

TO THE FRONT OF THE PROPERTY, THERE IS BLOCK-PAVED OFF-ROAD PARKING.

LOCATED IN THE POPULAR AND WELL-ESTABLISHED GEDLING AREA, THIS HOME OFFERS EXCELLENT ACCESS TO LOCAL SCHOOLS, SHOPS, PUBLIC TRANSPORT LINKS AND LEISURE FACILITIES. ADDITIONALLY, GEDLING IS RENOWNED FOR ITS BEAUTIFUL COUNTRY PARK, FEATURING A PLAY AREA AND A CAFÉ, PERFECT FOR OUTDOOR ENTHUSIASTS AND FAMILIES.

- FREEHOLD
- COUNCIL TAX - BAND B
- LOCAL AUTHORITY - GEDLING BOROUGH COUNCIL
- RENT AFFORDABILITY = YOU WILL BE REQUIRED TO EARN OVER £33,000
- PER YEAR. TENANCY DEPOSIT £1,269.23

SECURITY DEPOSIT SET AT A MAXIMUM OF FIVE WEEKS RENT, THIS COVERS DAMAGES OR DEFAULTS ON THE PART OF THE TENANT DURING THE TENANCY. AS AN AGENCY WE ARE NOT CHARGING TENANTS A HOLDING DEPOSIT.



**LIVING ROOM**

15' 7" X 13' 0" (4.77M X 3.97M)

**KITCHEN**

17' 2" X 8' 3" (5.25M X 2.53M)

**UPPER BATHROOM**

8' 7" X 6' 9" (2.63M X 2.07M)

**MASTER BEDROOM**

12' 11" X 8' 6" (3.95M X 2.61M)

**BEDROOM TWO**

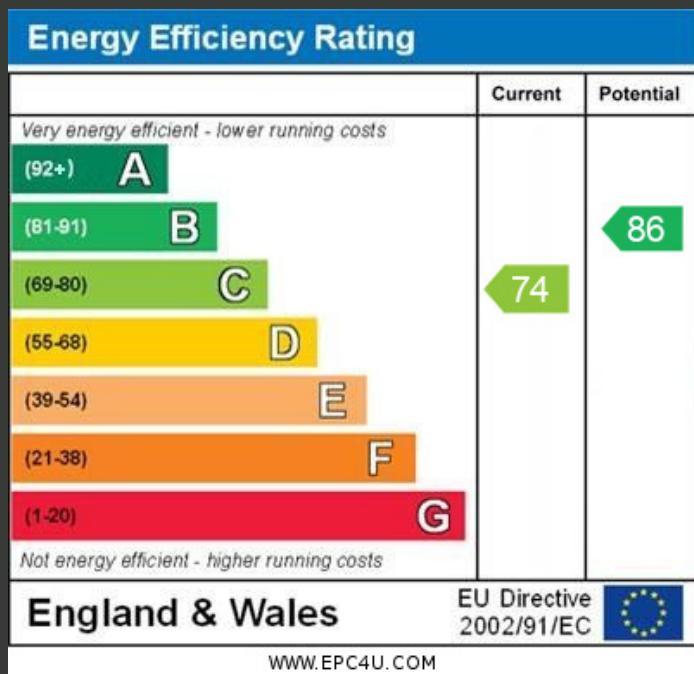
10' 0" X 8' 7" (3.06M X 2.62M)

**BEDROOM THREE**

9' 6" X 6' 10" (2.91M X 2.10M)

**SHOWER ROOM**

6' 10" X 5' 8" (2.09M X 1.75M)



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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## Lesley Greaves Estate & Lettings Agents

22 Main Road ,Gedling, Nottingham, NG4 3HP

0115 987 7337

lettings@lesleygreaves.co.uk