

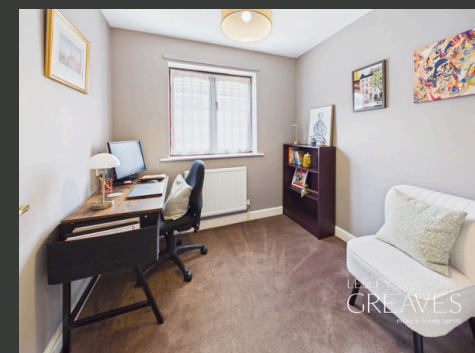


**£270,000-£280,000**

GUIDE PRICE

HARRINGTON CLOSE  
GEDLING

- DETACHED BUNGALOW
- VILLAGE LOCATION
- THREE BEDROOMS
- NO UPWARD CHAIN
- GENEROUSLY SIZED SINGLE GARAGE
- PRIVATE REAR GARDEN
- EPC D



## Detached Bungalow in Gedling-No upward chain

THIS WELL PRESENTED THREE-BEDROOM BUNGALOW IN GEDLING OFFERS SPACIOUS, WELL-KEPT ACCOMMODATION WITH A BRIGHT AND WELCOMING FEEL THROUGHOUT. THE PROPERTY FEATURES A GENEROUS LIVING AND DINING ROOM WITH SLIDING DOORS OPENING INTO A LOVELY CONSERVATORY, CREATING AN EXCELLENT SPACE FOR RELAXING OR ENTERTAINING WHILE ENJOYING VIEWS OVER THE GARDEN.

THE KITCHEN IS LIGHT AND PRACTICAL, FITTED WITH AMPLE CUPBOARD SPACE, WORKTOPS, INTEGRATED COOKING FACILITIES, AND ROOM FOR APPLIANCES. THERE ARE THREE BEDROOMS, INCLUDING A COMFORTABLE MAIN BEDROOM WITH FITTED WARDROBES, A SECOND DOUBLE BEDROOM AND A THIRD ROOM CURRENTLY ARRANGED AS A HOME OFFICE. THE BATHROOM IS NEATLY FINISHED, WITH AN ADDITIONAL EN-SUITE ADDING EXTRA CONVENIENCE.

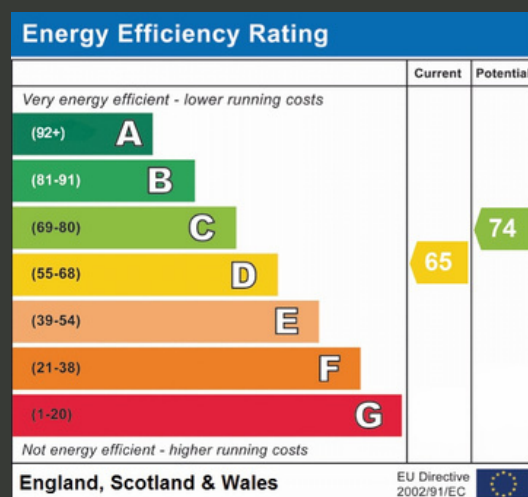
OUTSIDE, THE HOME BENEFITS FROM AN ATTRACTIVE FRONTAGE, GATED DRIVEWAY, AND A PRIVATE REAR GARDEN WITH PATIO SEATING AREAS, MATURE PLANTING, AND ESTABLISHED GREENERY. THE CONSERVATORY PROVIDES A PEACEFUL LINK BETWEEN THE INDOOR LIVING SPACE AND THE GARDEN, MAKING THE MOST OF THE SETTING.

THERE IS ALSO A GENEROUSLY SIZED DETACHED SINGLE GARAGE WITH LIGHT AND POWER.

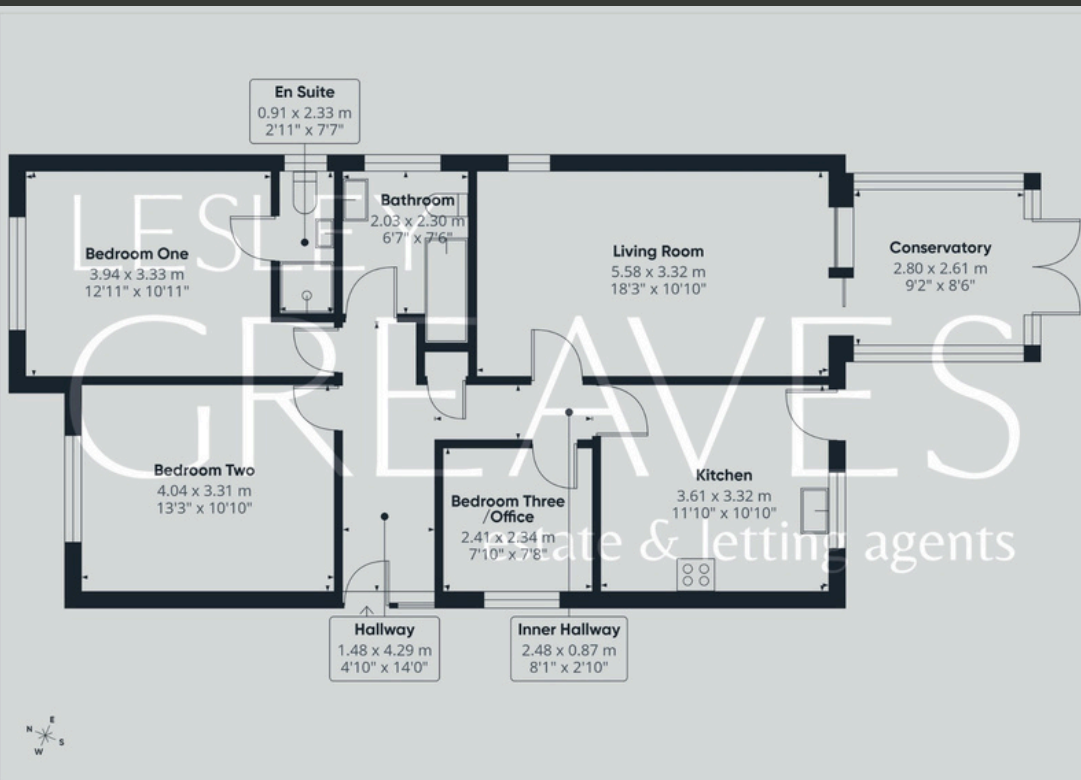
SITUATED IN GEDLING, THIS BUNGALOW WOULD SUIT BUYERS SEEKING SINGLE-STOREY LIVING IN A PLEASANT RESIDENTIAL LOCATION, WITH FLEXIBLE SPACE, OUTDOOR AREAS, AND EXCELLENT POTENTIAL TO PERSONALISE FURTHER.

EARLY VIEWING IS HIGHLY RECOMMENDED.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 84 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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