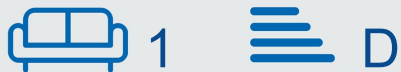


Lindale Close

Gamston
Nottingham
NG2 6PU

Guide Price £275,000 -
£285,000



- Two-bedroom semi-detached home
- Open-plan kitchen diner
- Off-road parking for two cars & electric car charger included
- Close to local amenities
- Council Tax Band - C
- Modernised by current owner
- Three-piece family bathroom
- Sought-after Gamston location
- Viewing essential!
- Tenure - Freehold

 0115 841 1155

Lindale Close, Gamston, Nottingham, NG2 6PU

Key Features

GUIDE PRICE £275,000 - £285,000. Located in the sought-after area of Gamston, Nottingham, this two-bedroom semi-detached house on Lindale Close offers a perfect blend of modern living and convenience, perfect for first time buyers or downsizers. The property has been thoughtfully modernised by the current vendor, ensuring comfort and style.

The house features a porch way, leading to a welcoming living room that flows seamlessly into an open-plan kitchen diner. This contemporary space is equipped with integrated appliances and provides ample room for a fridge freezer, making it ideal for both cooking and entertaining, with french doors leading to the rear garden.

The property boasts two well-proportioned bedrooms, perfect for a small family, a couple, or even as a home office. The bathroom has been modernised by the current owner, with a three piece suite and stylish finishes.

Outside there is off-road parking, accommodating up to two vehicles, along with an electric car charger, catering to modern needs. To the rear, there is a patio area leading to the lawned garden with planters and space for a shed.



Lindale Close, Gamston, Nottingham, NG2 6PU



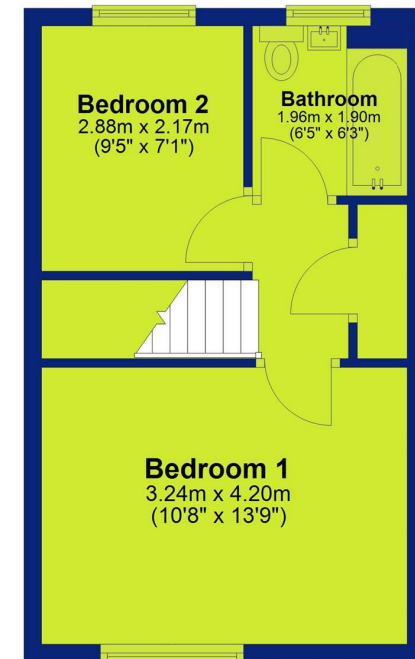
Ground Floor

Approx. 31.6 sq. metres (340.6 sq. feet)



First Floor

Approx. 30.0 sq. metres (322.9 sq. feet)



Total area: approx. 61.6 sq. metres (663.4 sq. feet)



0115 841 1155

Lindale Close, Gamston, Nottingham, NG2 6PU




Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.