

JOHNSONS & PARTNERS

Estate and Letting Agency



44 HORSLEY LANE, GEDLING

NOTTINGHAM, NG4 4LP

£260,000



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THREE BEDROOMS | SEMI-DETACHED HOME | OPEN PLAN KITCHEN/DINER | SPACIOUS LIVING ROOM | EN-SUITE TO MAIN BEDROOM | GROUND FLOOR WC | DRIVEWAY | VIEWINGS ADVISED |

A bright and well-proportioned modern home, 44 Horsley Lane combines practical family accommodation with a particularly appealing rear garden and a light, neutral interior ready for its next owner to make their own.

The accommodation begins with an entrance hall leading into a spacious open-plan kitchen and dining room, creating a sociable heart to the ground floor. The kitchen is fitted with a range of contemporary units and integrated appliances, while the adjoining dining area provides plenty of space for a family dining table. A useful ground floor WC completes this part of the accommodation.

To the rear, the living room is a real highlight. Measuring approximately 4.52m x 3.23m, it enjoys a wide arrangement of glazing and French doors opening directly onto the garden, bringing plenty of natural light into the room and creating an easy connection between the house and outside space.

Upstairs are three bedrooms, with the main bedroom benefiting from its own en-suite shower room and fitted storage. The remaining bedrooms are served by a modern family bathroom, while additional storage is provided from the landing.

Outside, a driveway to the side provides off-road parking, while the rear garden is a particularly good size for a modern property. Predominantly laid to lawn and enclosed by timber fencing, it offers plenty of space for seating, entertaining and family use, with an attractive open aspect beyond parts of the development.

Situated in the popular residential area of Gedling, the property is well placed for local schools, everyday amenities and transport connections into Nottingham and the surrounding areas.

Ideal for first-time buyers, young families or anyone looking for a modern home they can move straight into.

Entrance Hallway

Living Room

14'9" x 10'7" (4.52m x 3.23m)

Kitchen / Diner

17'4" x 10'7" (5.30m x 3.23m)

Ground Floor WC

First Floor Landing

Bedroom One

10'10" x 10'5" (3.32m x 3.19m)

En-Suite

Bedroom Two

12'6" x 6'4" (3.83m x 1.95m)

Bedroom Three

10'6" x 8'1" (3.22m x 2.48m)

Driveway

Buyers AML Check

By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. 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

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.

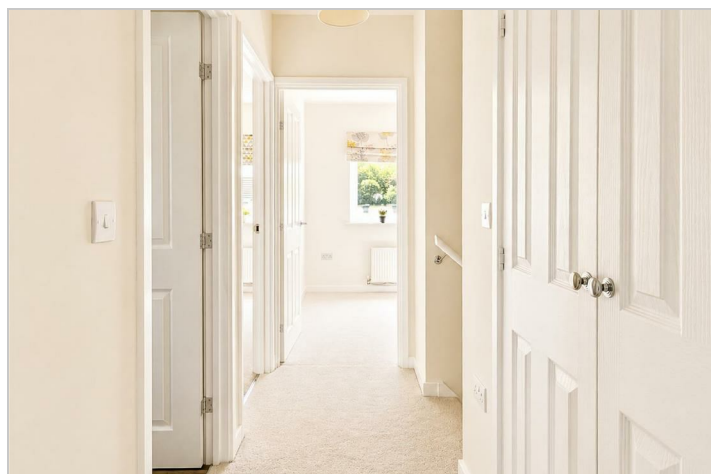
The vendor has advised the following:

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



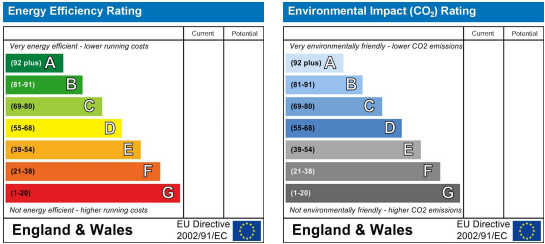
Floor Plan



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.