



Lesley  
**Greaves**  
estate & letting agents







£275,000-£285,000

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Harrington Close  
Gedling  
Nottingham  
NG4 2QZ

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EPC Rating 'D'

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Detached bungalow enjoying a cul de sac location. In brief the accommodation comprises an inviting reception hallway with cloaks cupboard, good sized living room, conservatory, fitted kitchen, family bathroom, three bedrooms with an en-suite shower room to the master bedroom. To the outside the property has an open plan, front garden with driveway and detached brick built garage. The rear garden is gravelled with a range of plants and shrubs . The property is close to a wide range of amenities and good transport routes.





UPVC DOUBLE GLAZED DOOR TO:-

#### ENTRANCE HALLWAY

uPVC double glazed opaque window to the side, cloaks cupboard, radiator, access to the loft, doors to the kitchen, living room, bathroom and three bedrooms.

#### LIVING ROOM

18' 9" x 10' 10" (5.72m x 3.31m)

Double glazed sliding doors to the conservatory at the rear, radiator and gas fire suite.

#### CONSERVATORY

9' 5" x 7' 10" (2.89m x 2.41m)

Brick and uPVC double glazed construction with uPVC double glazed french doors to the rear, polycarbonate roof, tiled flooring and a radiator.

#### KITCHEN

10' 10" x 8' 11" (3.32m x 2.73m)

With a range of fitted wall and base units, laminate work surface, composite sink with mixer tap, extractor, wall mounted 'Worcester' combination boiler, tiled splash backs, radiator, spaces for a gas oven, fridge/freezer and washing machine. uPVC double glazed window and door to the rear.

#### BATHROOM

Three piece suite comprising a low level WC, pedestal sink with mixer tap, bath with main fed shower attachments, partly tiled walls, vinyl flooring and an opaque uPVC double glazed window to the rear.

#### BEDROOM ONE

13' 4" to recess x 10' 11" (4.08m x 3.35m)

uPVC double glazed window to the front, radiator, laminate flooring and a door to:-

#### EN-SUITE

Suite comprising a low flush WC, floating sink and shower cubicle with mains fed shower, partly tiled walls, tiled flooring and a uPVC double glazed opaque window to the side.

#### BEDROOM TWO

13' 11" x 10' 10" (4.26m x 3.32m)

uPVC double glazed window to the front, laminate flooring and a radiator.

#### BEDROOM THREE

10' 1" x 7' 10" (3.08m x 2.40m)

uPVC double glazed window to the side, laminate flooring and a radiator.

#### OUTSIDE

To the front is a low maintenance gravelled garden with plants and shrubs. There is a driveway to the side providing access to the detached brick built garage. There is a gravelled garden to the rear with borders for plants, shrubs and a patio area.

#### GARAGE

19' 5" x 10' 9" (5.93m x 3.29m)

Up and over door, power and light.





Tenure: Freehold

Council Tax Band C

Local Authority: Gedling Borough Council

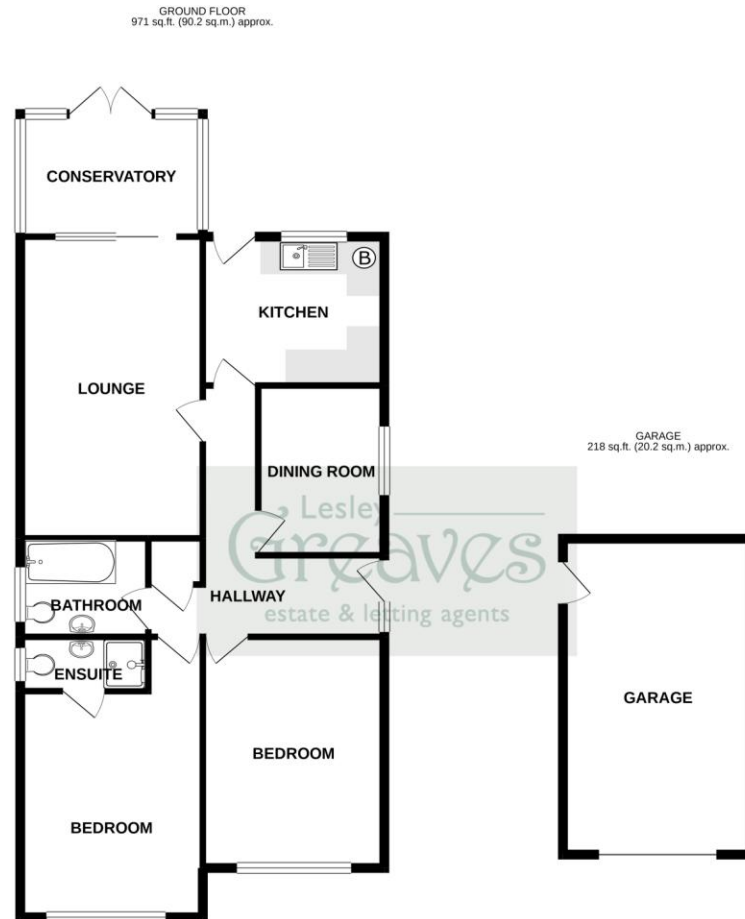
### Property Directions:

From our office on Main Road Gedling, proceed to the mini traffic island and take the second exit continuing on Main Road which in turn becomes Shearing Hill. At the traffic light junction turn left into Burton Road then under the bridge take the second turning on the right into Stoke Lane. Take the second turning on the left into Harrington Close where the property can be found a little way along on the right hand side identified by our for sale sign.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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TOTAL FLOOR AREA: 1189 sq.ft. (110.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of stairs, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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