



Lymn Avenue,
Gedling, Nottingham
NG4 4EA

Price Guide £155-160,000
Freehold



A FOUR BEDROOM MID TERRACE PROPERTY WITH THE BENEFIT OF A LOFT ROOM WITH BATHROOM.

Robert Ellis are delighted to bring to the market this instantly attractive and deceptively spacious four bedroom home with the benefit of a loft attic conversion into additional space that features an additional bathroom. The property is in a quiet location, accessed down a shared pathway where it can be identified by its handsome cream render finish and tastefully landscaped front garden. In brief, the accommodation comprises a spacious living/dining room and kitchen, downstairs cloakroom, four well proportioned bedrooms and a bathroom to the first floor and an attic room as usable space with a separate W.C and shower room. Alongside a private rear garden that has been tastefully stabbed, the property also has a front forecourt and separate front garden just beyond the shared pathway. The property's convenient location offers beautiful views and is a short walk from all amenities in Gedling and a range of different transport link.

The property is a mid terrace house originally constructed circa. 1955 under a pitched and tiled roof. The property has been well maintained over the years and has been upgraded by the current owners to a highly desirable standard. Upgrades to the property include, but are not limited to, the introduction of laminate flooring, new UPVC double glazed windows, gas central heating from a new Worcester combi condensing boiler and modern kitchen/bathroom fittings. We strongly recommend viewing this property in order to fully appreciate the size of the accommodation on offer.

Gedling is a popular location in North East Nottingham that is perfect for commuters. There are a host of amenities within walking distance of the property and Gedling Country park can be found nearby.



Entrance Hallway

9'7 x 7'3 approx (2.92m x 2.21m approx)

UPVC door with partial double glazing, radiator, laminate flooring, stairs to first floor.

Cloaks/w.c.

5'1 x 2'6 approx (1.55m x 0.76m approx)

With a low flush w.c and wash hand basin UPVC double glazed window, laminate flooring, tiling to the walls.

Living/Dining Room

19'9 x 11'10 approx (6.02m x 3.61m approx)

A bright and spacious living room, UPVC double glazed windows to front and rear, laminate flooring, electric fire with Adam's style surround.

Kitchen

14'8 x 8'6 approx (4.47m x 2.59m approx)

Generously sized kitchen, UPVC double glazed window with view of the garden, modern white gloss units with sleek timber effect laminate surface, stainless steel sink and drainer, integrated dishwasher and Bosch cooker, built in space for free standing fridge-freezer and washing machine.

First Floor Landing

With doors to:

Bedroom 1

10'8 x 10'7 approx (3.25m x 3.23m approx)

UPVC double glazed windows, radiator, fitted wardrobe storage.

Bedroom 2

10'7 x 9'8 approx (3.23m x 2.95m approx)

Two UPVC double glazed windows, radiator, stair access to loft conversion.

Bedroom 3

9'2 x 7'8 approx (2.79m x 2.34m approx)

UPVC double glazed window providing hillside views, fitted storage cupboard, brand new Worcester combi condensing boiler and radiator.

Bedroom 4

9'2 x 5'10 approx (2.79m x 1.78m approx)

UPVC double glazed window providing far reaching views and radiator.

Bathroom

6'11 x 6'3 approx (2.11m x 1.91m approx)

Four piece bathroom suite comprising of wash hand basin, low flush w.c, panelled bath with shower over and separate shower cubicle, decorative floor and wall tiling throughout and UPVC double glazed window.

Attic Room

20'5 x 5'7 approx (6.22m x 1.70m approx)

The roof space has been converted to form a versatile loft space with the benefit of a bathroom comprising w.c, sink basin and electric shower, space well lit by two velux windows and spotlights, two radiators, generous supply of power points, three hatches giving access to eaves space and additional storage..

Outside

Tucked away and approached by a quiet shared pathway the property can be identified by its attractive cream rendered frontage. Immediately to the front is a landscaped forecourt, decorated by shrubbery and low hedging. In addition, the property boasts a generous front lawn just beyond the shared pathway. This is a versatile space that offers a beautiful view of the local church. The rear of the property can be accessed via a covered pathway to the side. The rear garden has been tastefully slabbed and offers ample space for alfresco dining and relaxing on those sunny days, whilst also maintaining space for two well sized timber sheds. The timber fencing and high boundary hedge line leaves the garden private and there are stunning views of the hillside to the rear.

Directions

Directions: Approach Gedling from Mapperley down Westdale Lane East, turn left on Abolton Avenue past the Co-op, continue on to Pheonix Avenue then turn left on to Queens Avenue and take an immediate right on to Lymn Avenue. The property can be accessed via the shared pathway at the end of the road.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.