







£320,000

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Arnold Lane  
Gedling  
Nottingham  
NG4 4HF

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EPC Rating 'D'

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A good sized family home in this popular location close to Gedling Country Park and many other family friendly amenities. The detached property has four bedrooms and is on a corner plot with gardens to three sides; the gardens are low maintenance and there is also a block paved driveway allowing for multi vehicle parking and access to the integral garage. The accommodation in brief comprises a split level reception hallway, modern shower room, lounge, dining room, kitchen and garden room completes the ground floor. To the first floor is a light and airy landing with four bedrooms off and the modern family bathroom. Amenities close by also include schools, shops and regular public transport. This home offers lots of potential for the new owners and with so many positive attributes we strongly recommend an internal viewing; contact us now to book your personal viewing appointment.







Tenure: Freehold

Council Tax Band E

Local Authority: Gedling Borough Council

Property Directions:  
From our office on Main Road Gedling proceed to the mini traffic island and take the first exit into Arnold Lane. Proceed along passing Stanhope road where the property can be found on the left hand side on the corner of Arnold Lane and Linsdale Gardens

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   c
55-68	D	63   d	
39-54	E		
21-38	F		
1-20	G		

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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 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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