



Guide Price £700,000-£750,000

Wood Lane, Gedling, Nottingham NG4 4AD

EPC Rating C



A beautifully presented spacious family home which must be viewed to appreciate the decor and accommodation on offer. On entering the property on the ground floor, there is a porch with shoe and coat storage and a separate storage cupboard. The lounge has French doors leading out to the garden. The second reception room has original beams to the ceiling and double aspect windows. Off the hallway is a downstairs cloakroom with WC and a further storage cupboard. The kitchen/diner has a range of built-in units and access leading out to the raised patio area, it also has an area for dining. Off the kitchen is a separate utility and further storage cupboard. Off the first floor landing there is a family bathroom with white suite and four double bedrooms with the master having built-in wardrobes and an en-suite shower room. To the rear of the property is a raised patio area, an area laid to lawn with shrubs and plants and a modern garden sun house. To the front of the property is a driveway leading to a double garage. Gedling is a popular and well-established residential area close to schools, shops, pubs, restaurants, public transport and leisure facility. It is also well known for its Country Park which has a play area and café.

PORCH 6' 0" x 4' 7" (1.83m x 1.4m)

HALLWAY 8' 5" x 10' 0" (2.57m x 3.05m)

LOUNGE 22' 2" x 11' 10" (6.76m x 3.61m)

SITTING ROOM 11' 9" x 12' 1" (3.58m x 3.68m)

HALLWAY 5' 7" x 5' 6" (1.7m x 1.68m)

CLOAKROOM / WC 5' 3" x 3' 9" (1.6m x 1.14m)

KITCHEN DINING AREA 11' 8" x 12' 5" (3.56m x 3.78m)

KITCHEN 8' 6" x 20' 8" (2.59m x 6.3m)

UTILITY ROOM 7' 11" x 5' 6" (2.41m x 1.68m)

HALLWAY TO UTILITY 3' 2" x 8' 5" (0.97m x 2.57m)

LANDING 15' 1" x 2' 7" (4.6m x 0.79m)

MASTER BEDROOM 16' 2" x 12' 5" (4.93m x 3.78m)

EN-SUITE SHOWER ROOM 6' 0" x 8' 10" (1.83m x 2.69m)

BEDROOM TWO 12' 0" x 11' 11" (3.66m x 3.63m)

BEDROOM THREE 12' 0" x 12' 2" (3.66m x 3.71m)

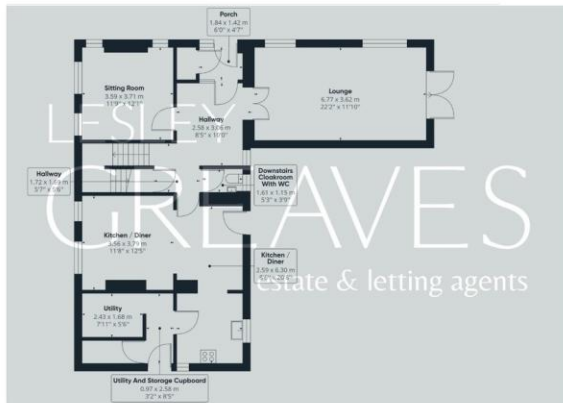
BEDROOM FOUR 8' 6" x 9' 8" (2.59m x 2.95m)

FAMILY BATHROOM 7' 7" x 11' 1" (2.31m x 3.38m)

GARDEN / SUN ROOM 11' 9" x 18' 0" (3.58m x 5.49m)

DOUBLE GARAGE 18' 4" x 17' 11" (5.59m x 5.46m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: F

LOCAL AUTHORITY: Gedling Borough Council

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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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