



Offers in Excess of £400,000

Chestnut Grove, Gedling, Nottingham NG4 3JB

EPC Rating D



A period family home spanning three floors, retaining a number of original period features, with driveway for off road parking. The property is entered via an open porch with the front door having a stained glass window with the house number engraved. The entrance hall leads to the stairs to the first floor with inbuilt storage underneath, a dual aspect lounge with bay window, feature fireplace with log burning stove, period cornice and ceiling rose and original exposed floorboards, a dining room with Victorian cast iron fireplace, coving, ceiling rose and exposed original floor boards, an open plan fitted kitchen with a range, an island with seating, ceramic sink and patio doors leading to the rear garden, a family room with two skylights and bi-fold doors out to the rear garden, a utility and downstairs closet, with WC, basin and heated towel rail. The rear garden has a variety of plants, trees and shrubs, a patio and lawned area, a brick built shed and raised bed. The first floor has a family bathroom with a Victorian style suite comprising a freestanding rolled top bath and tap, basin, WC, walk in shower and heated towel rail, bedroom two with bay window, log burner, fitted wardrobes, period coving and ceiling rose, bedrooms three and four, both with cast iron fireplaces. The Master bedroom suite is located on the third floor complete with skylight and en-suite shower room with basin, WC, walk in shower and heated towel rail. This property offers well proportioned family accommodation and viewing is highly recommended. 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.

- Freehold

LOUNGE 14' 11" x 12' 6" into bay and recess (4.55m x 3.81m)

DINING ROOM 13' 0" x 11' 0" into recess (3.96m x 3.35m)

UTILITY 6' 9" x 4' 7" (2.06m x 1.4m)

WC 5' 10" x 3' 5" (1.78m x 1.04m)

FAMILY ROOM 13' 11" x 10' 6" (4.24m x 3.2m)

KITCHEN 17' 5" x 10' 5" (5.31m x 3.18m)

BEDROOM TWO 17' 3" x 14' 11" into bay and recess (5.26m x 4.55m)

BEDROOM THREE 13' 1" x 11' 2" into recess (3.99m x 3.4m)

BEDROOM FOUR 11' 0" x 9' 0" (3.35m x 2.74m)

BATHROOM 8' 0" x 6' 10" (2.44m x 2.08m)

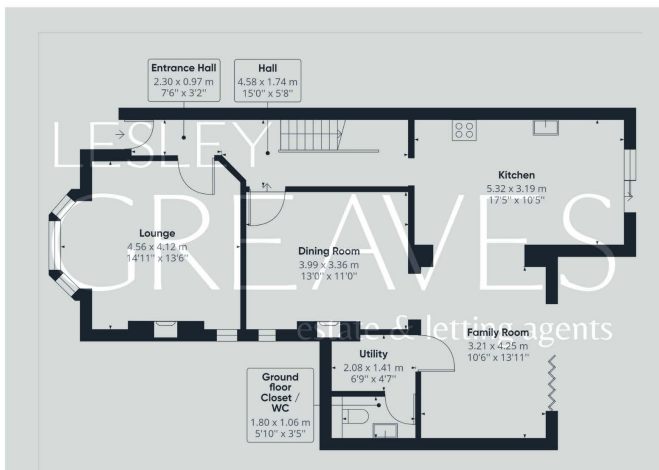
MASTER BEDROOM 14' 0" x 13' 9" reduced head height, to the maximum (4.27m x 4.19m)

EN SUITE 13' 11" x 5' 1" reduced head height (4.24m x 1.55m)

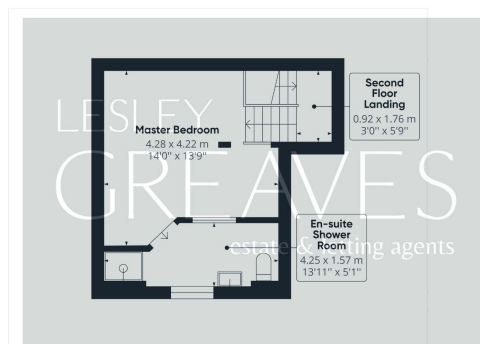
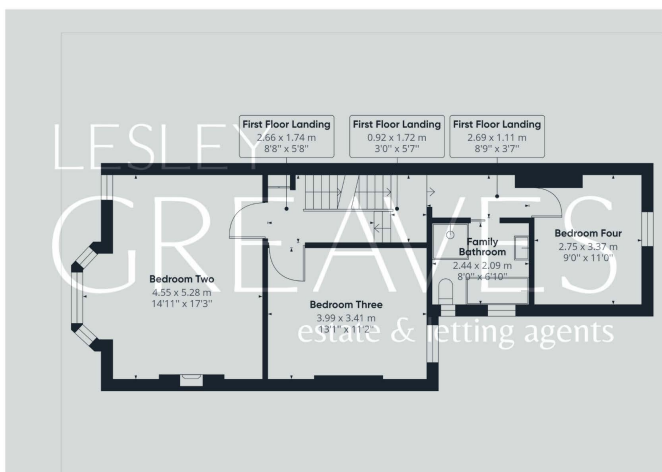


# LESLEY GREAVES

estate & letting agents



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: C

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 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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