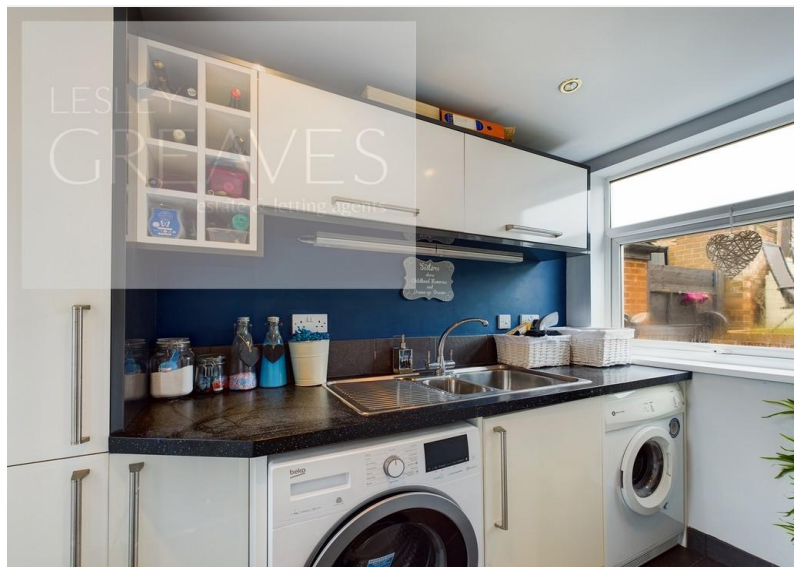
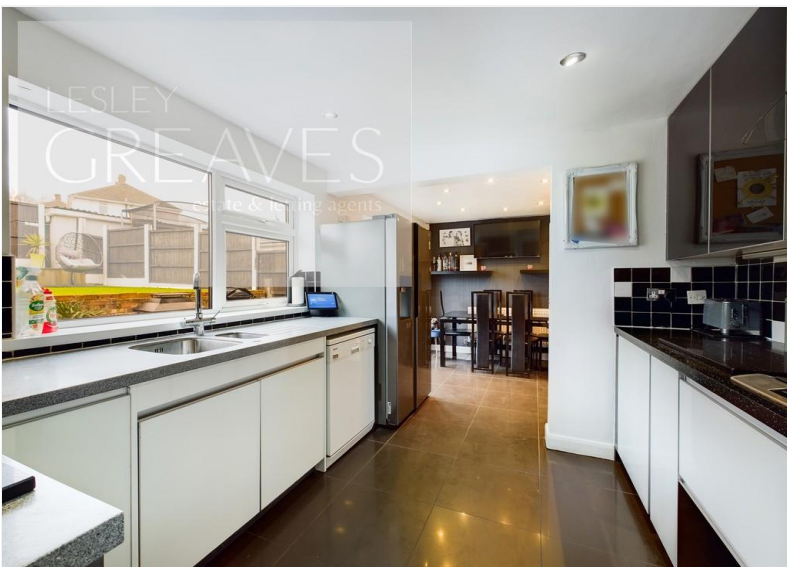




Offers In Excess Of £225,000

Arnold Lane, Gedling, Nottingham NG4 4HA

EPC Rating C



Well presented semi detached family home with a block paved driveway to the front and a low maintenance garden to the rear with a decked patio area, artificially lawned garden, summer house and hot tub! In brief the house spans three floors with the ground floor comprising an entrance hallway with built in cloaks storage, living room with feature modern electric fire and bow window, modern white kitchen dinner with built in oven, five ring gas hob, spaces for a large fridge freezer and under counter space for a dishwasher. French doors lead directly to the garden at the rear and there is a door from the kitchen leading to the utility room which has under counter space for both a washing machine and tumble dryer. Off the first floor landing are stairs to the loft room, a bathroom with a shower over the bath and three bedrooms, all with built in wardrobes. The loft room has storage built into the eaves, a Velux window and heating. 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

ENTRANCE HALL 12' 8" x 5' 10" to the maximum (3.86m x 1.78m)

LIVING ROOM 13' 4" x 12' 7" (4.06m x 3.84m)

DINING AREA 8' 10" x 8' 6" (2.69m x 2.59m)

KITCHEN AREA 9' 3" x 9' 3" (2.82m x 2.82m)

UTILITY ROOM 8' 9" x 4' 7" (2.67m x 1.4m)

BEDROOM ONE 12' 1" x 10' 1" (3.68m x 3.07m)

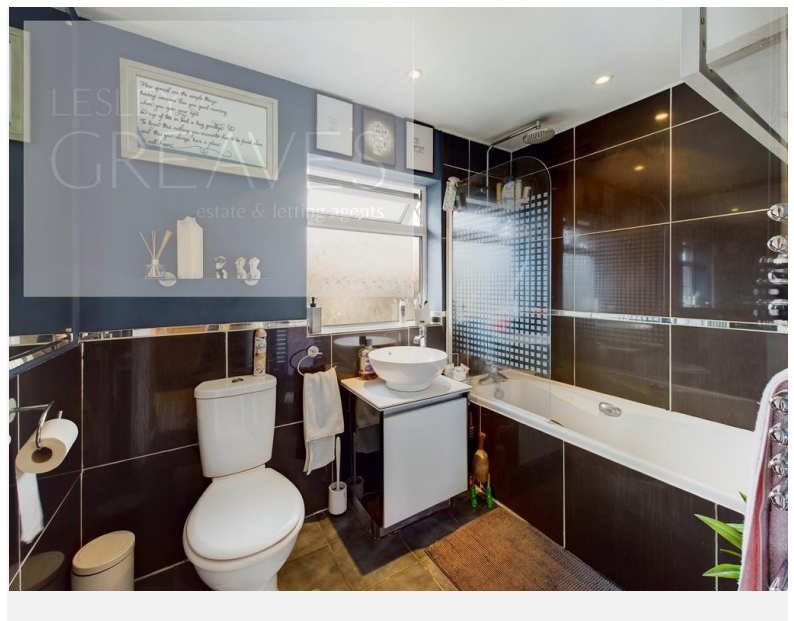
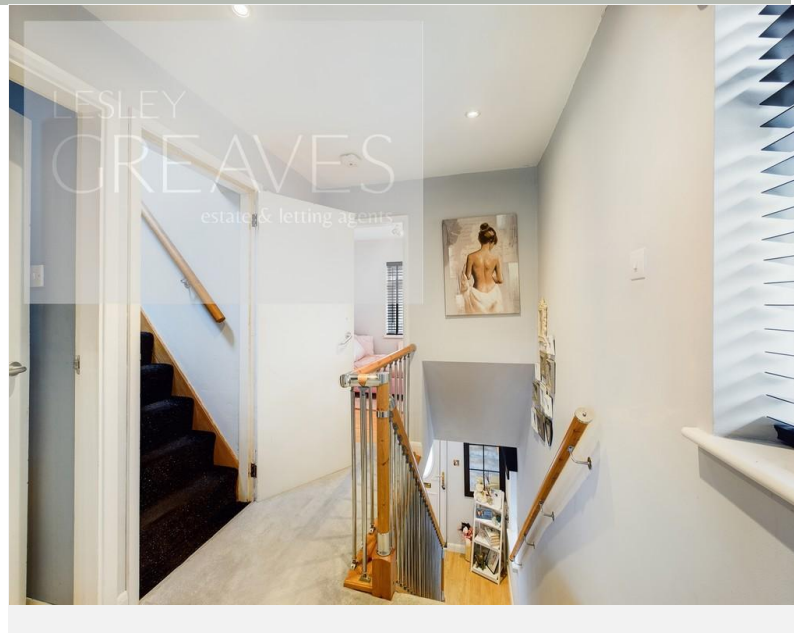
BEDROOM TWO 10' 4" x 8' 0" (3.15m x 2.44m)

BEDROOM THREE 8' 4" x 7' 8" (2.54m x 2.34m)

BATHROOM 8' 2" x 5' 6" (2.49m x 1.68m)

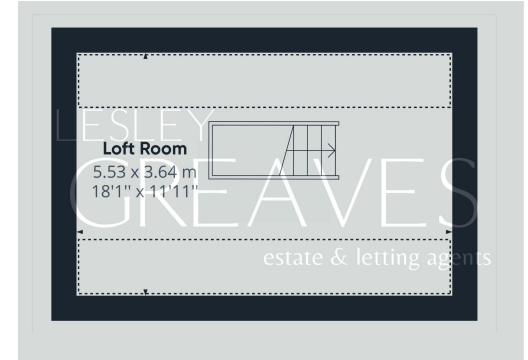
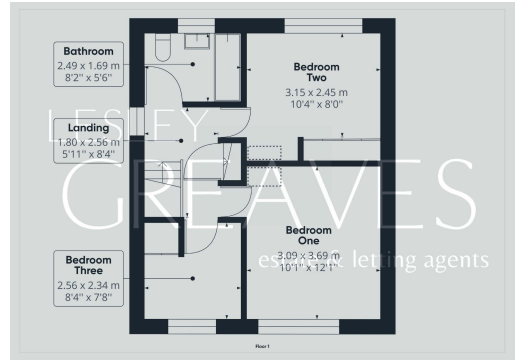
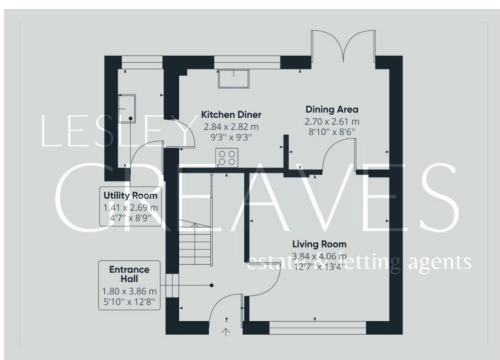
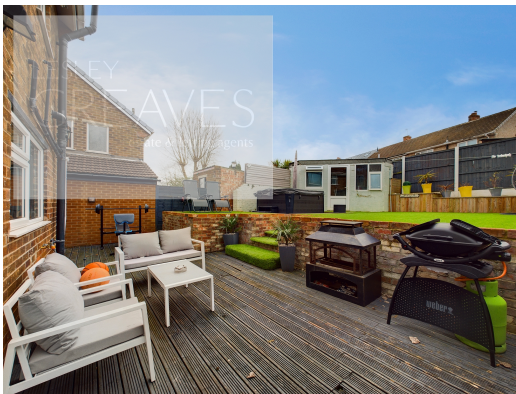
LOFT ROOM 18' 1" x 11' 11" reduced head height (5.51m x 3.63m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# LESLEY GREAVES

estate & letting agents



COUNCIL TAX BAND: B

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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.



Company Registration Number: 5773186 | VAT Number: 917862296