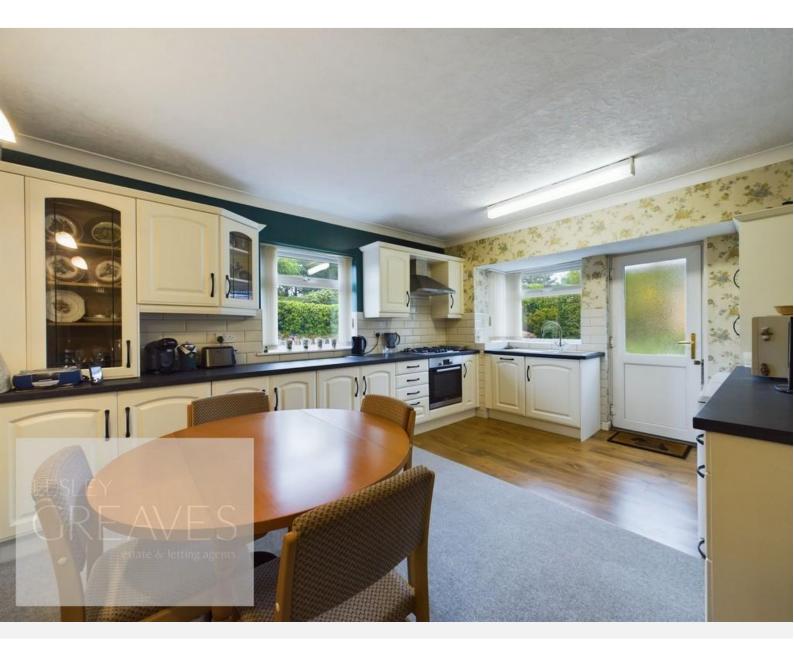# Guide Price £350,000-£380,000

Willow Lane, Gedling, Nottingham NG4 4BJ

EPC Rating D

Detached bungalow with landscaped gardens and a brick built garage. In brief, the double glazed accommodation comprises a porch, entrance hallway with access to the partially boarded loft, built in airing cupboard and storage cupboard, living room with previsions for a gas fire, three bedrooms with fitted wardrobes to the master bedroom, four piece bathroom with a mains fed shower and separate bath, kitchen diner with fitted oven, gas hob, extractor and integrated dishwasher. There is a back door onto the rear garden and covered area with outhouse housing the wall mounted condensing boiler and with plumbing for a washing machine. 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

PORCH 4' 11" x 2' 11" (1.5m x 0.89m)

LIVING ROOM 15' 5" x 11' 11" into recess (4.7m x 3.63m)

KITCHEN/DINER 15' 6" x 11' 7" (4.72m x 3.53m)

BATHROOM 8' 7" x 7' 10" (2.62m x 2.39m)

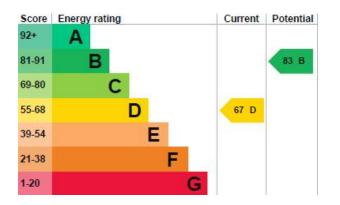BEDROOM ONE 11' 10" x 11' 1" to back of wardrobes (3.61m x 3.38m)

BEDROOM TWO 11' 11" x 9' 10" (3.63m x 3m)

BEDROOM THREE 8' 3" x 8' 0" (2.51m x 2.44m)
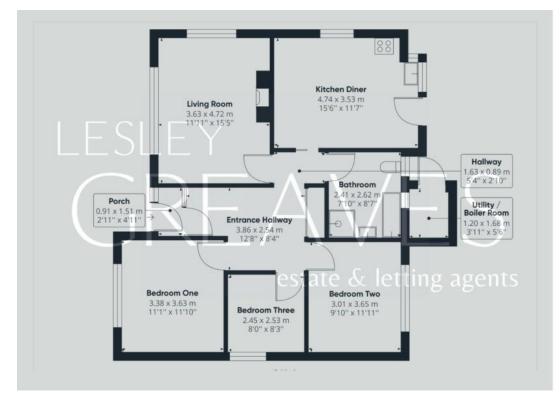
GARAGE 17' 6" x 9' 2" (5.33m x 2.79m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Living Room
3.63 x 4.72 m
11'11" x 15'5"

Kitchen Diner
4.74 x 3.53 m
15'6" x 11'7"

Hallway
1.63 x 0.89 m
5'4" x 2'10"

Porch
0.91 x 1.51 m
2'11" x 4'11"

Bathroom
2.41 x 2.62 m
7'10" x 8'7"

Entrance Hallway
3.86 x 2.54 m
12'8" x 8'4"

**Utility /
Boiler Room**
1.20 x 1.68 m
3'11" x 5'6"

Bedroom One
3.38 x 3.63 m
11'1" x 11'10"

Bedroom Three
2.45 x 2.53 m
8'0" x 8'3"

Bedroom Two
3.01 x 3.65 m
9'10" x 11'11"

Garage
2.80 x 5.34 m
9'2" x 17'6"

COUNCIL TAX BAND: D

LOCAL AUTHORITY: Gedling Borough Council