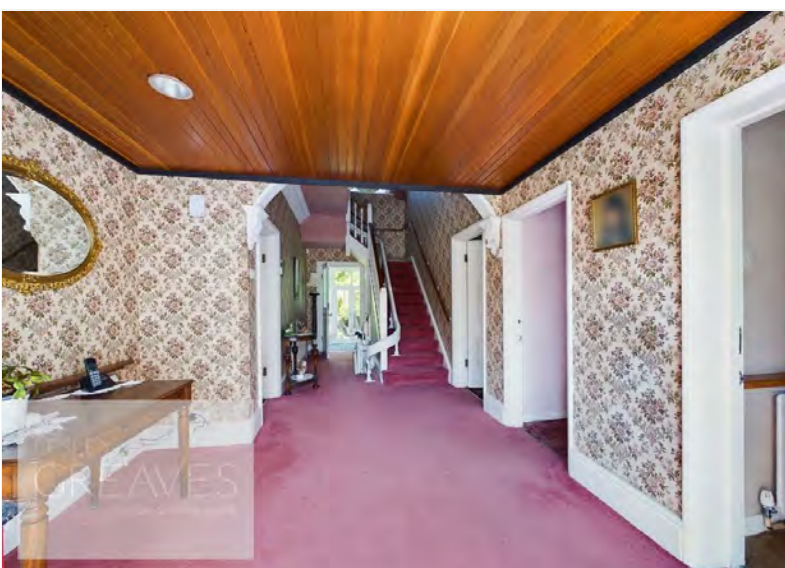




Guide Price £750,000-£800,000

Waterhouse Lane, Gedling, Nottingham NG4 4BP

EPC Rating D



Impressive Edwardian family home located in the heart of Gedling Village on the much sought after Waterhouse Lane. Offered for sale with no upward chain, this grand residence has retained many original features to include; high skirting boards, high ceilings, coving, internal doors and sash windows. In brief, the entrance hall, with stairs to the first floor and under stair storage has doors to the cloakroom / WC, kitchen diner with utility room off, bay fronted living room, bay fronted dining room and sun lounge overlooking the private front lawn. Off the galleried first floor landing is access to the loft, a storage cupboard, family bathroom and four double bedroom with fitted wardrobes to three bedrooms. A four piece en-suite serves the master bedroom. Occupying a generous plot, there is scope for further development, if required, from the three good size outhouses and 24ft carport. To the front is a generous lawned garden with Tulip tree, to the side and rear is further lawn and parking for many vehicles. 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 24' 3" x 7' 4" (7.39m x 2.24m)

SUN ROOM 10' 11" x 8' 3" maximum measurements (3.33m x 2.51m)

DINING ROOM 17' 7" into bay x 17' 3" (5.36m x 5.26m)

LIVING ROOM 23' 5" into bay x 13' 5" (7.14m x 4.09m narrowing to 3.33m)

KITCHEN/DINER 18' 1" x 13' 3" (5.51m x 4.04m)

UTILITY ROOM 8' 3" x 7' 4" (2.51m x 2.24m)

CLOAKROOM / WC 13' 4" x 4' 7" (4.06m x 1.4m)

BATHROOM 9' 9" x 8' 4" (2.97m x 2.54m)

MASTER BEDROOM 15' 8" to wardrobes x 13' 10" (4.78m x 4.22m)

EN-SUITE 9' 11" x 8' 2" (3.02m x 2.49m)

BEDROOM TWO 14' 6" x 13' 2" (4.42m x 4.01m)

BEDROOM THREE 14' 6" x 11' 3" to wardrobes (4.42m x 3.43m)

BEDROOM FOUR 11' 11" x 10' 10" (3.63m x 3.3m)

CARPORT 24' 11" x 20' 2" (7.59m x 6.15m)

OUTHOUSE ONE 20' 6" x 12' 11" (6.25m x 3.94m)

OUTHOUSE TWO 11' 6" x 10' 10" (3.51m x 3.3m)

OUTHOUSE THREE 11' 7" x 10' 2" (3.53m x 3.1m)

BOILER ROOM 11' 0" x 3' 1" (3.35m x 0.94m)

OUTSIDE WC 7' 4" x 2' 11" (2.24m x 0.89m)

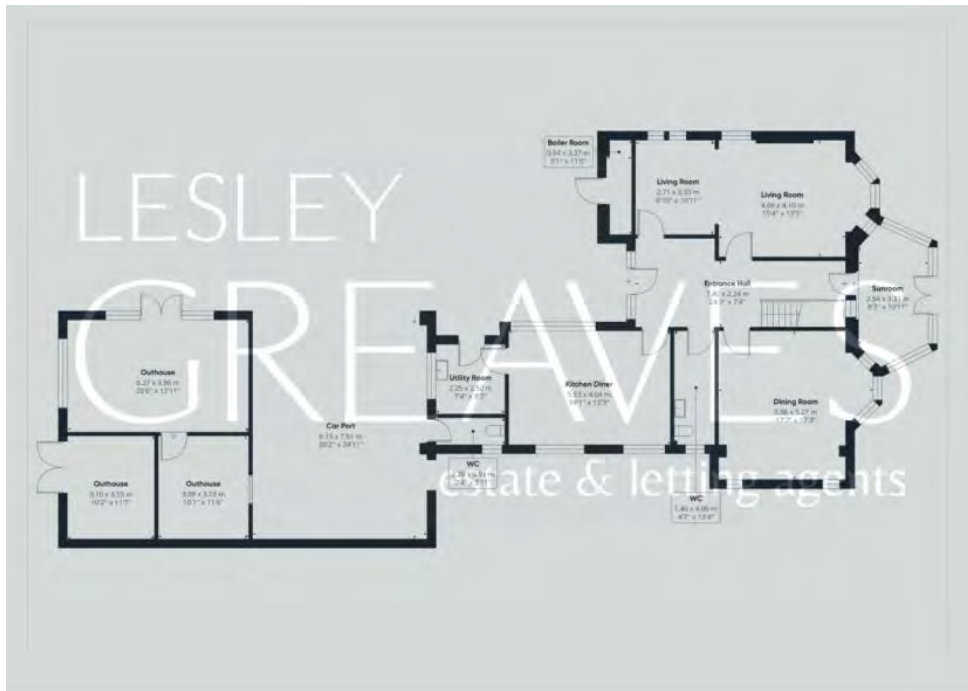




Outline planning permission has previously been granted to build a three bedroom detached bungalow with double garage adjacent to the property;

<https://pawam.gedling.gov.uk/online-applications/applicationDetails.do?keyVal=ZZZZMVHLXT859&activeTab=summary>





COUNCIL TAX BAND: G

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.

