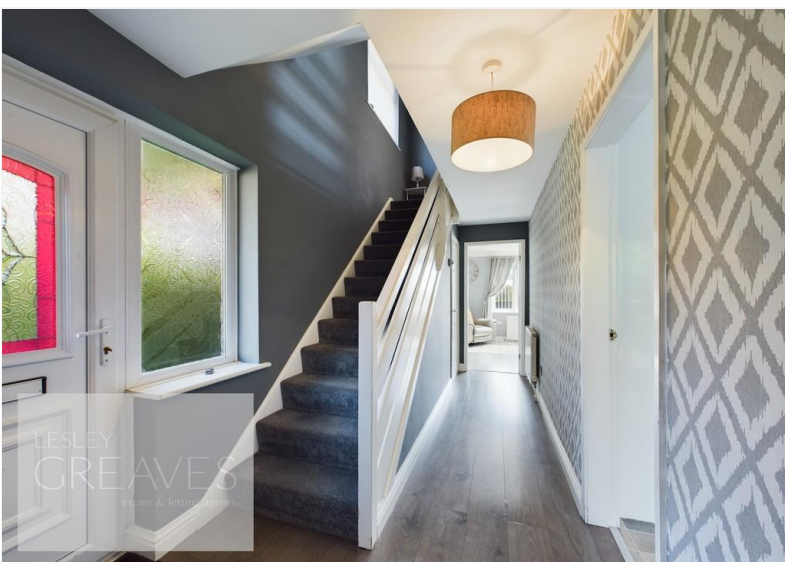


Guide Price £300,000-£310,000

Barons Close, Gedling, Nottingham NG4 3LZ

EPC Rating D



Detached family home close to shops, public transport and catchment for All Hallows CofE Primary School, rated outstanding. Gedling is also well known for its Country Park which has a play area and café. In brief the well presented accommodation spans two floors and comprises an entrance hallway with under stair storage, down stair WC, living room with a multi fuel burner and a re-fitted modern kitchen diner with a fitted oven and microwave, five ring gas hob, stainless steel extractor hood, freestanding fridge freezer and space for an under counter washing machine. French doors lead to a decked terrace area which leads round to further garden area at the rear and lawn garden to the side. Off the first floor galleried landing are four bedrooms and a four piece family bathroom with a bath and separate shower cubicle, mains fed. This property is located at the head of a cul-de-sac and benefits from having a double garage with parking in front. Viewings are highly recommend to appreciate the location and accommodation on offer.

- Freehold
- Council tax band C

LIVING ROOM 16' 4" x 10' 11" (4.98m x 3.33m)

KITCHEN/DINER 19' 3" x 9' 9" (5.87m x 2.97m)

WC 5' 7" x 3' 4" (1.7m x 1.02m)

BEDROOM ONE 13' 11" x 9' 0" (4.24m x 2.74m)

BEDROOM TWO 9' 8" x 8' 3" (2.95m x 2.51m)

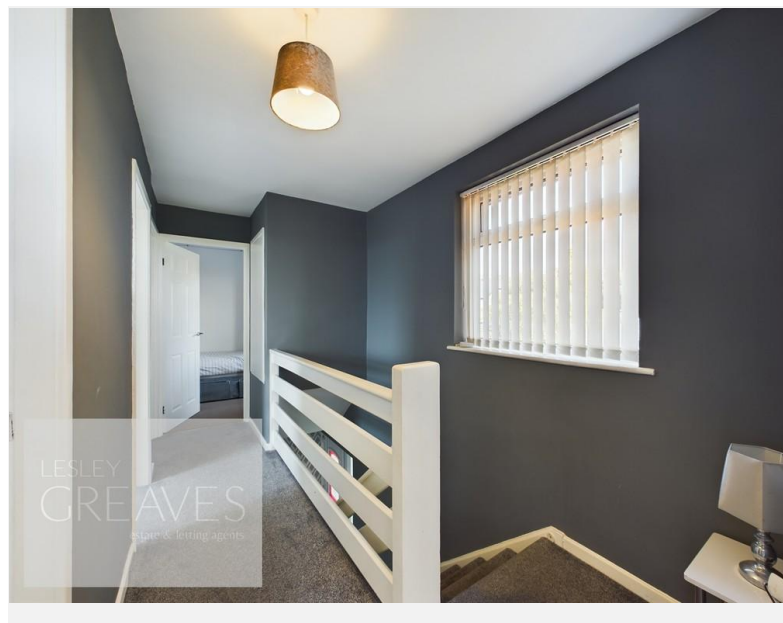
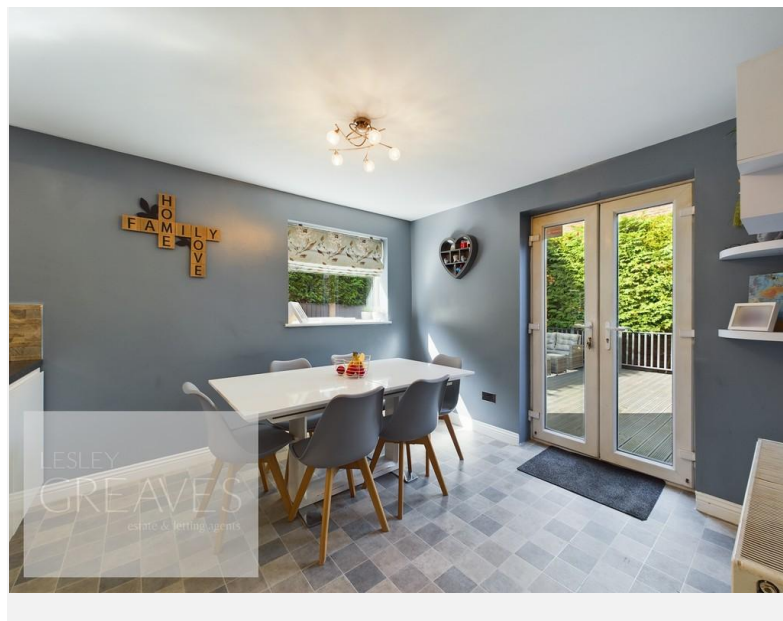
BEDROOM THREE 10' 0" x 6' 11" (3.05m x 2.11m)

BEDROOM FOUR 7' 7" x 6' 8" (2.31m x 2.03m)

BATHROOM 9' 8" x 6' 4" (2.95m x 1.93m)

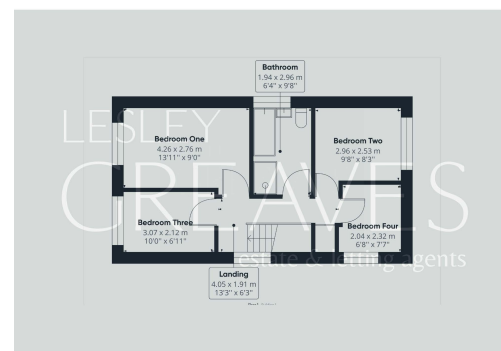
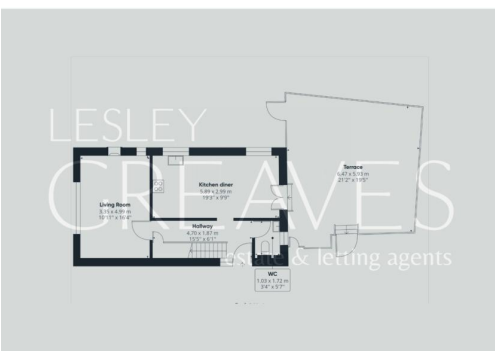
DOUBLE GARAGE 17' 9" x 17' 3" (5.41m x 5.26m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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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.

Company Registration Number: 5773186 | VAT Number: 917862296

