



£375,000

Main Road, Gedling, Nottingham NG4 3HE

EPC Rating E



A substantially improved Victorian family home with a wealth of features. In brief, the detached accommodation comprises an entrance porch with feature tiling to the walls and original stain glass door to the entrance hallway with built in storage and a uPVC double glazed sash style window. Living room with uPVC double glazed sash style windows and a gas log burner style stove, WC with built in wash hand basin and re-fitted kitchen diner. The kitchen has a breakfast bar, built in double oven, gas hob, stainless steel extractor, integrated fridge, freezer, dishwasher and washing machine. There is an open fireplace to the dining area, dual aspect uPVC double glazed sash style windows and French doors onto the rear garden. To the first floor are three good size bedrooms with feature cast iron fireplaces and stripped wood flooring to bedrooms one and two, and modern re-fitted bathroom with a mains fed shower over the bath.

There is a block paved driveway to the front and a block paved patio to the rear leading to a lawn garden with borders for plants and shrubs and a picket fence leading to further garden with a shed. The converted brick built office offers useful space to work from home. The mature landscaped rear garden also benefits from being south facing.

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
- Council tax band D

PORCH 5' 6" x 3' 3" (1.68m x 0.99m)

ENTRANCE HALL 10' 9" x 8' 4" (3.28m x 2.54m)

LIVING ROOM 12' 11" into bay x 12' 5" into recess (3.94m x 3.78m)

KITCHEN/DINER

KITCHEN AREA 11' 2" x 9' 10" (3.4m x 3m)

DINING AREA 14' 9" into bay x 11' 10" into recess (4.5m x 3.61m)

WC L-shape 5' 8" x 2' 7" (1.73m x 0.79m)

BATHROOM 8' 2" x 5' 4" (2.49m x 1.63m)

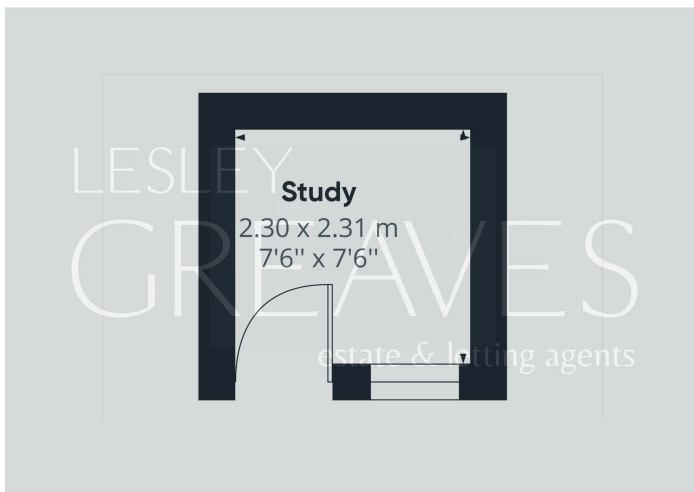
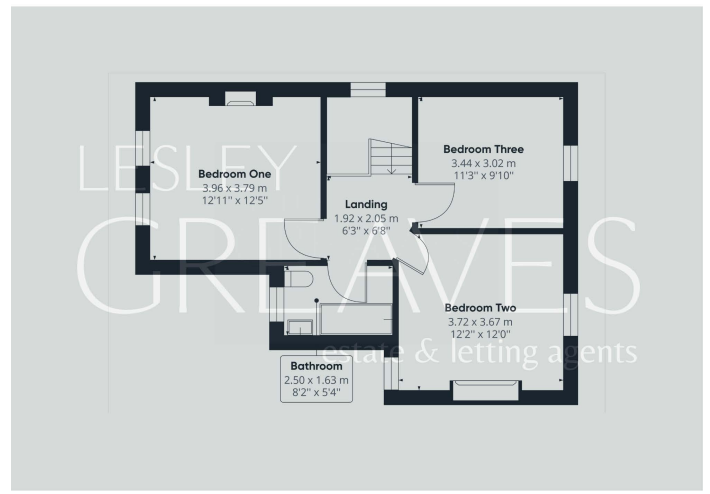
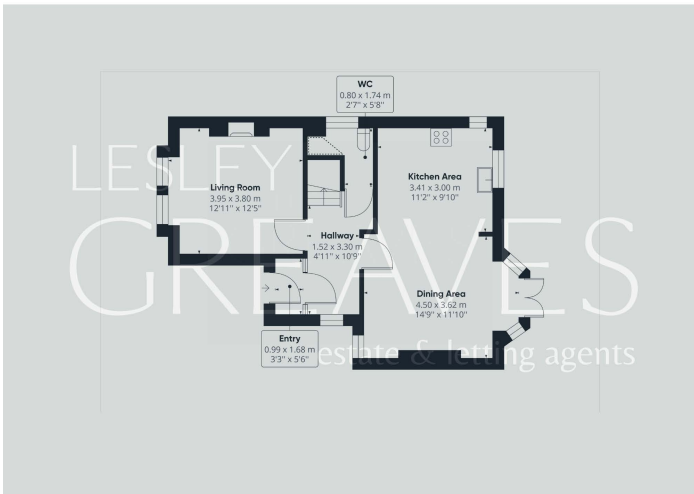
BEDROOM ONE 12' 11" x 12' 5" (3.94m x 3.78m)

BEDROOM TWO 12' 2" x 12' 0" (3.71m x 3.66m)

BEDROOM THREE 11' 3" x 9' 10" (3.43m x 3m)

STUDY 7' 6" x 7' 6" (2.29m x 2.29m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND: D

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road  
Gedling  
Nottingham  
NG4 3HP

Contact Us  
[www.lesleygreaves.co.uk](http://www.lesleygreaves.co.uk)  
[sales@lesleygreaves.co.uk](mailto:sales@lesleygreaves.co.uk)  
0115 987 7337

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.

