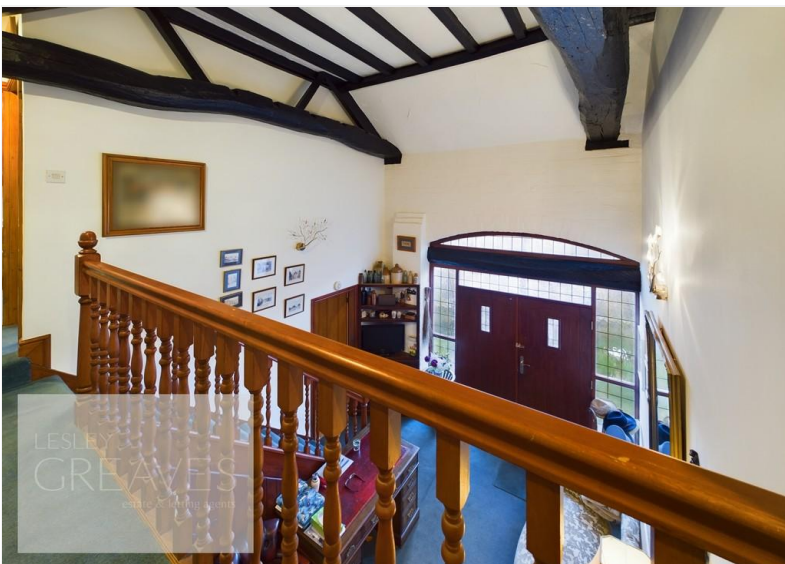




Guide Price £400,000-£425,000

Willow Lane, Gedling, Nottingham NG4 4BJ

EPC Rating D



Barn conversion located within the heart of Gedling village. The two storey accommodation comprises a welcoming entrance hall currently utilised as a study area, with a high vaulted ceiling. Living room with beams to the ceiling, feature exposed brick work and French doors onto the garden. Downstairs WC with shower cubicle and wash hand basin. Shaker style kitchen diner, fitted with a range of units incorporating an integrated fridge freezer, dishwasher and washing machine, fitted oven, gas hob and extractor.

The galleried landing overlooks the grand entrance hallway and the first floor features vaulted ceilings to all rooms and comprises three double bedrooms and a modern re fitted and fully tiled shower room. Fitted with a large shower cubicle and mains fed shower, low level WC and duel wash hand basins set within vanity units.

The property is accessed via a shared driveway and has double electric gates onto the private enclosed plot. There is a driveway and double garage with an electric door and a lawned private garden to the front.

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' 4" x 11' 2" maximum (3.76m x 3.4m)

KITCHEN/DINER 15' 6" x 9' 7" (4.72m x 2.92m)

SHOWER ROOM ONE 10' 6" x 2' 9" (3.2m x 0.84m)

LIVING ROOM 17' 8" x 15' 6" (5.38m x 4.72m)

BEDROOM ONE 16' 4" x 9' 2" (4.98m x 2.79m)

BEDROOM TWO 12' 10" x 8' 9" (3.91m x 2.67m)

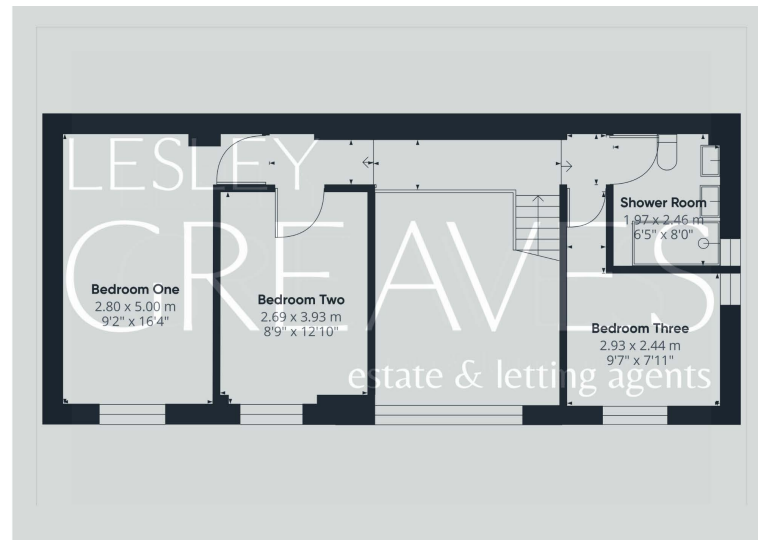
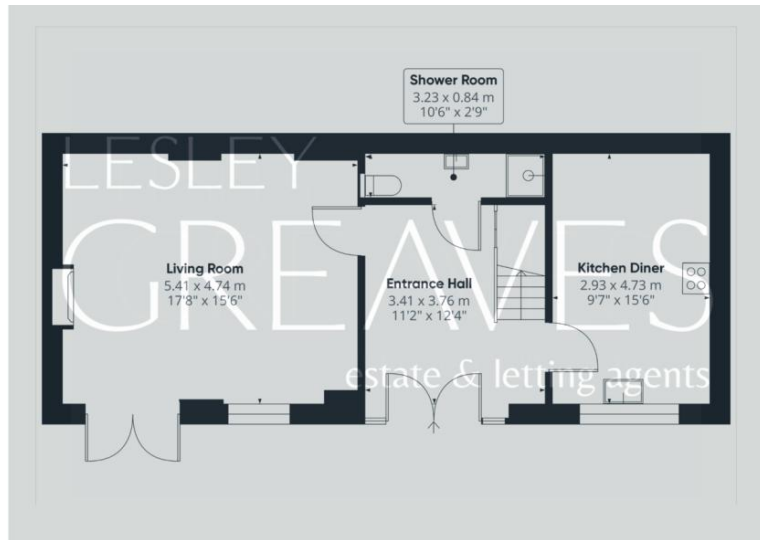
BEDROOM THREE 9' 7" x 7' 11" (2.92m x 2.41m)

SHOWER ROOM TWO 8' 0" x 6' 5" (2.44m x 1.96m)

DOUBLE GARAGE 16' 7" x 12' 4" (5.05m x 3.76m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





COUNCIL TAX BAND: D

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road
Gedling
Nottingham
NG4 3HP

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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.

Company Registration Number: 5773186 | VAT Number: 917862296

