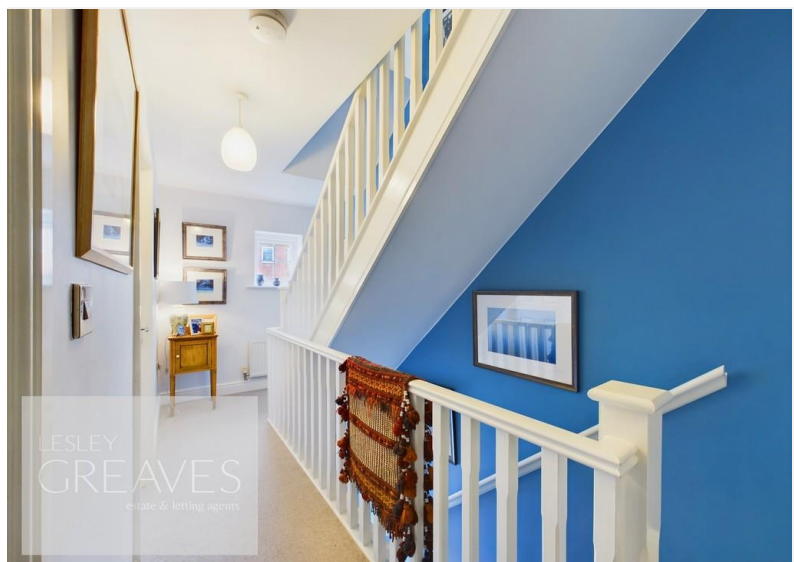




£260,000

Shaw Gardens, Gedling, Nottingham NG4 2NY

EPC Rating C



Immaculately presented, modern three storey end town house, located within a cul-de-sac of a small development. In brief, the accommodation comprises an entrance lobby, re-fitted kitchen diner fitted with a wide range of units, a quartz work surface, fitted oven, five ring gas hob, integrated dishwasher and fridge freezer. There is also under stair storage and a doorway to the living room at the rear which has French doors and a picture window with window seat overlooking the rear garden.

To the first floor are two bedrooms and a family bathroom with a mixer shower over the bath.

A master bedroom suite occupies the second floor complete with a dressing room, with fitted wardrobes and a re-fitted en-suite shower room, with a double size shower cubicle. There is also a built in utility cupboard with space and plumbing for a washing machine.

The rear garden has been landscaped with paved and gravelled areas with raised beds, a shed and gated access at the rear.

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 C

LOBBY 3' 6" x 3' 10" (1.07m x 1.17m)

KITCHEN/DINER 14' 5" x 9' 1" (4.39m x 2.77m)

LIVING ROOM 12' 1" x 11' 9" (3.68m x 3.58m)

BATHROOM 6' 6" x 5' 6" (1.98m x 1.68m)

BEDROOM TWO 12' 0" x 9' 7" (3.66m x 2.92m)

BEDROOM THREE 9' 10" x 5' 11" (3m x 1.8m)

MASTER BEDROOM 12' 2" x 10' 10" (3.71m x 3.3m)

DRESSING ROOM 9' 2" x 7' 0" to front of wardrobes (2.79m x 2.13m)

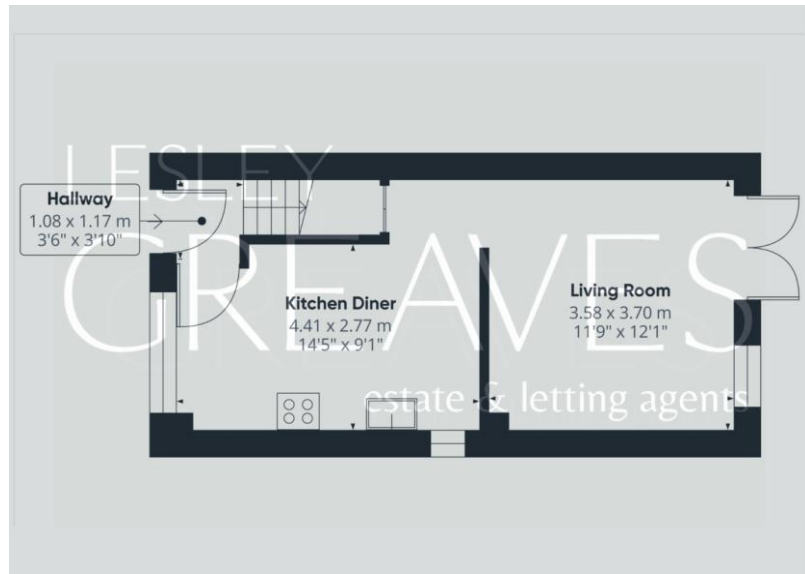
EN-SUITE SHOWER ROOM 9' 0" x 6' 0" (2.74m x 1.83m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# LESLEY GREAVES

estate & letting agents



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 are 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.



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