



£295,000

Shelford Road, Gedling, Nottingham NG4 4HH

EPC Rating TBC



Well presented extended semi detached house, spanning two floors and briefly comprising; a welcoming entrance hallway, with under stair storage and stairs to the first floor, doors to the living room and to the kitchen. The living room features a gas fire suite and has glazed double doors to a brick and uPVC conservatory overlooking the rear garden. The kitchen is fitted with an integral fridge and dishwasher, fitted hob, extractor and double oven. There is further space for a free standing fridge freezer. The utility room has an under counter space for a washing machine, a wall mounted unit, doors to the rear garden, downstairs WC and to the garage, which has an electric up and over door, power and light.

To the first floor are four bedrooms and a family bathroom, with a freestanding bath and separate shower cubicle. The master bedroom is fitted with built in sliding door wardrobe and features an en-suite shower room.

The property occupies a good size plot with gardens to three sides, incorporating a vegetable plot at the side and a formal garden to the rear with a block patio area, lawn with path, and borders for plants and shrubs. There is also power to the garden as well as outside taps, both hot and cold fed.

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

ENTRANCE HALL 9' 9" x 7' 6" (2.97m x 2.29m)

LIVING ROOM 21' 0" x 11' 11" (6.4m x 3.63m)

KITCHEN 15' 2" x 10' 5" (4.62m x 3.18m)

CONSERVATORY 9' 1" x 8' 7" (2.77m x 2.62m)

UTILITY ROOM 5' 8" x 5' 3" (1.73m x 1.6m)

WC 5' 4" x 3' 0" (1.63m x 0.91m)

BATHROOM 8' 11" x 5' 11" plus shower recess (2.72m x 1.8m)

BEDROOM ONE 11' 9" x 11' 3" plus wardrobe recess (3.58m x 3.43m)

EN-SUITE 7' 8" x 5' 4" maximum (2.34m x 1.63m)

BEDROOM TWO 11' 10" x 11' 3" (3.61m x 3.43m)

BEDTHROOM THREE 11' 10" x 9' 6" (3.61m x 2.9m)

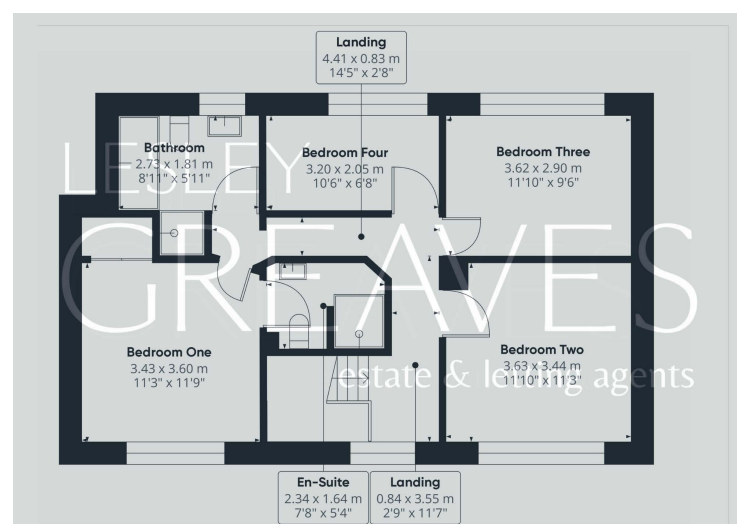
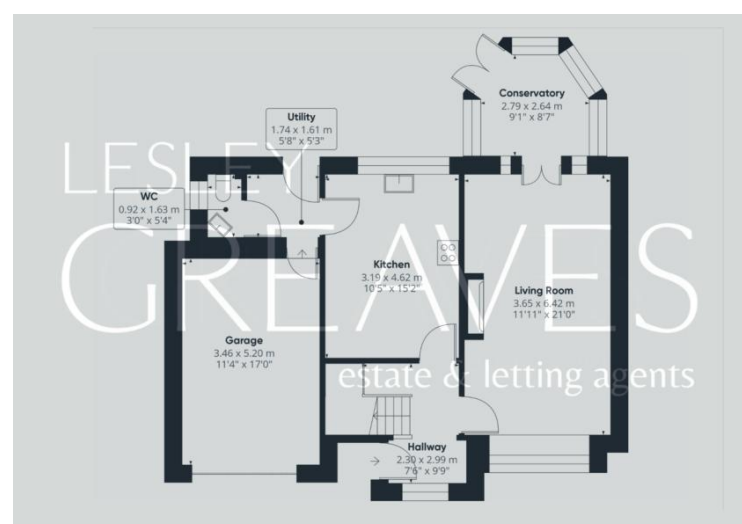
BEDROOM FOUR 10' 6" x 6' 8" (3.2m x 2.03m)

GARAGE 17' 0" x 11' 4" (5.18m x 3.45m)



LESLEY GREAVES

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COUNCIL TAX BAND: B

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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.



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