



£230,000

Linden Grove, Gedling, Nottingham NG4 2QU

EPC Rating D



A great opportunity to purchase a house to make a home with scope for extension, subject to the necessary permission. This end terraced property is offered to the open market with no upward chain and the two storey accommodation briefly comprises; an entrance lobby with stairs to the first floor and a door to the living room which has a bow window to the front, electric fireplace and bar built in to the alcove. A door leads through to an open plan kitchen diner which is fitted with a range of units, an oven, gas hob, extractor and sink. There is an under stair storage cupboard housing the wall mounted boiler and a door to a side lobby which has a door onto the rear garden and to a shower room.

To the first is another shower room and two double bedrooms, both with fitted wardrobes.

There is gated access at the front, parking for several vehicles and access to the garage. The rear garden is a mostly lawned.

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 B

ENTRANCE LOBBY 3' 5" x 3' 5" (1.04m x 1.04m)

LIVING ROOM 15' 10" x 14' 6" into recess (4.83m x 4.42m)

KITCHEN/DINER 16' 4" x 12' 1" (4.98m x 3.68m)

REAR LOBBY 10' 4" x 4' 9" (3.15m x 1.45m)

SHOWER ROOM 5' 6" x 5' 3" (1.68m x 1.6m)

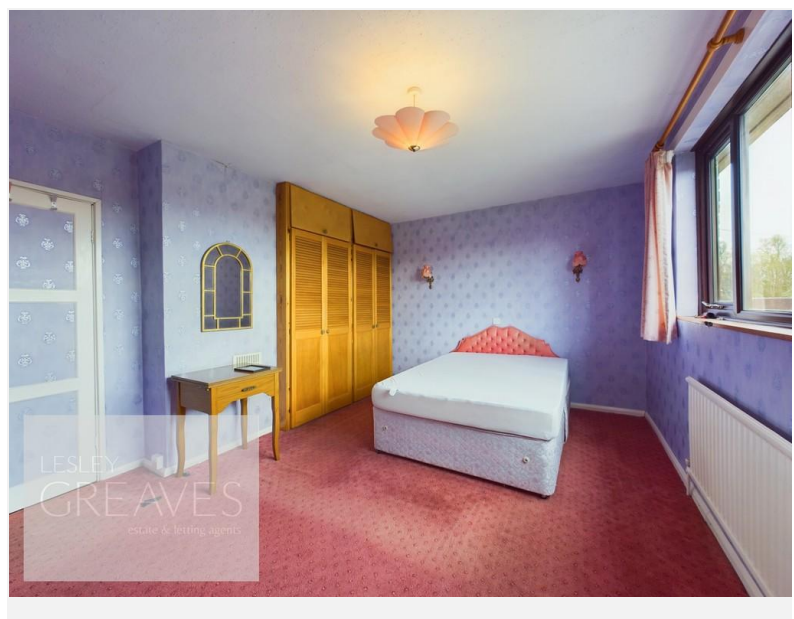
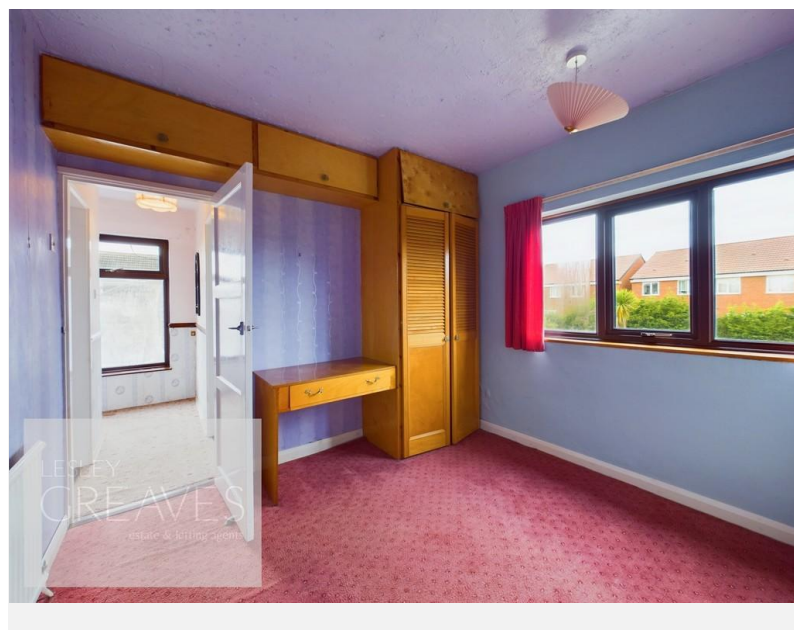
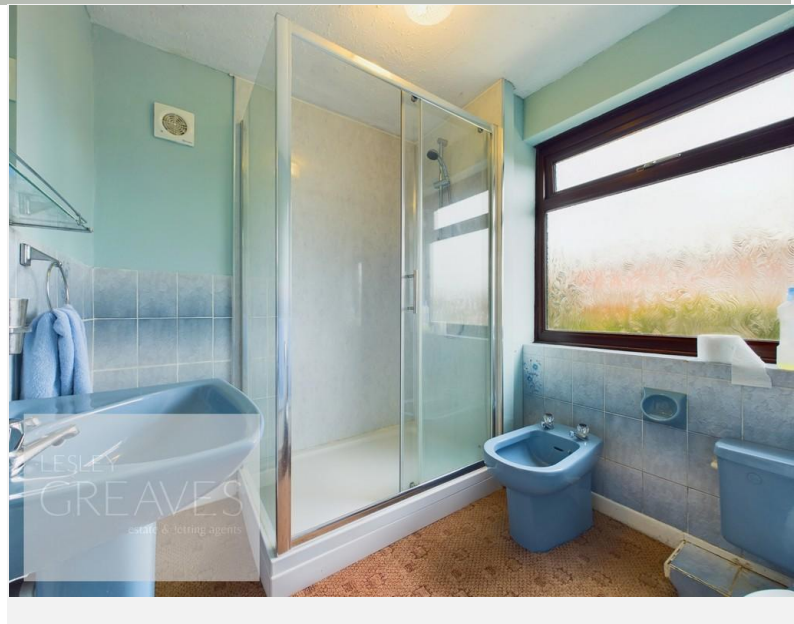
BEDROOM ONE 14' 9" plus cupboard x 10' 2" (4.5m x 3.1m)

BEDROOM TWO 10' 1" x 9' 7" (3.07m x 2.92m)

SHOWER ROOM 6' 7" x 7' 4" (2.01m x 2.24m)

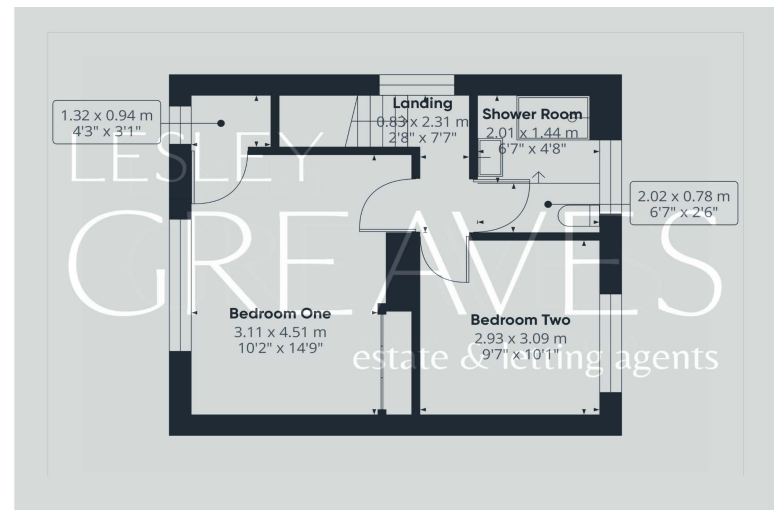
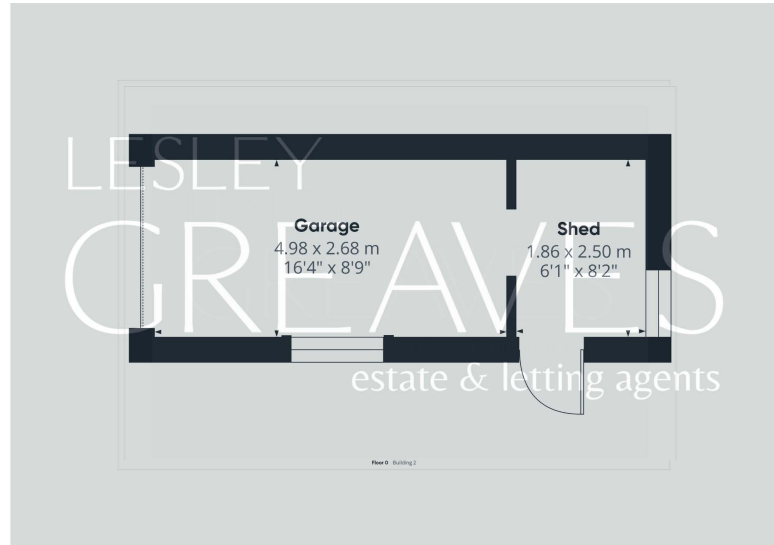
GARAGE 16' 4" x 8' 9" (4.98m x 2.67m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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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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