



£520,000

Main Road, Gedling, Nottingham NG4 3HL

EPC Rating D



Traditional family home in prime location for sought-after local schools, both primary and secondary. The spacious accommodation spans two floors and briefly comprises, a welcoming entrance hallway with feature oak front door, bespoke fitted kitchen diner with a concealed walk-in pantry and underfloor heating, opening onto the family room with bi-folding doors onto the garden. L shape living room with original wood paneling to the walls and feature fireplace. Accessed off the kitchen diner family room is the utility room leading to a modern shower room, with under floor heating and bedroom four, which could also make an ideal guest bedroom, playroom, snug or study.

Off the first floor galleried landing is an impressive four piece family bathroom, three double bedrooms with fitted wardrobes and a beautiful en-suite shower room to the master bedroom.

The in and out resin driveway and integral garage are accessed via the electric gates and to the rear is a sizeable garden with both lawned and paved patio areas, fruit trees and borders for plants and shrubs.

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 E

ENTRANCE HALL 15' 1" x 5' 3" (4.6m x 1.6m)

LIVING ROOM 16' 0" x 12' 10" plus bay (4.88m x 3.91m)

12' 7" x 11' 9" (3.84m x 3.58m)

KITCHEN FAMILY ROOM 22' 0" x 15' 4" (6.71m x 4.67m)

DINING AREA 13' 1" x 12' 9" plus bay (3.99m x 3.89m)

UTILITY ROOM 16' 4" x 7' 3" (4.98m x 2.21m)

SHOWER ROOM 5' 7" x 5' 4" (1.7m x 1.63m)

STUDY / BEDROOM FOUR 11' 9" x 8' 10" (3.58m x 2.69m)

BEDROOM ONE 16' 1" x 12' 10" to back of wardrobes (4.9m x 3.91m)

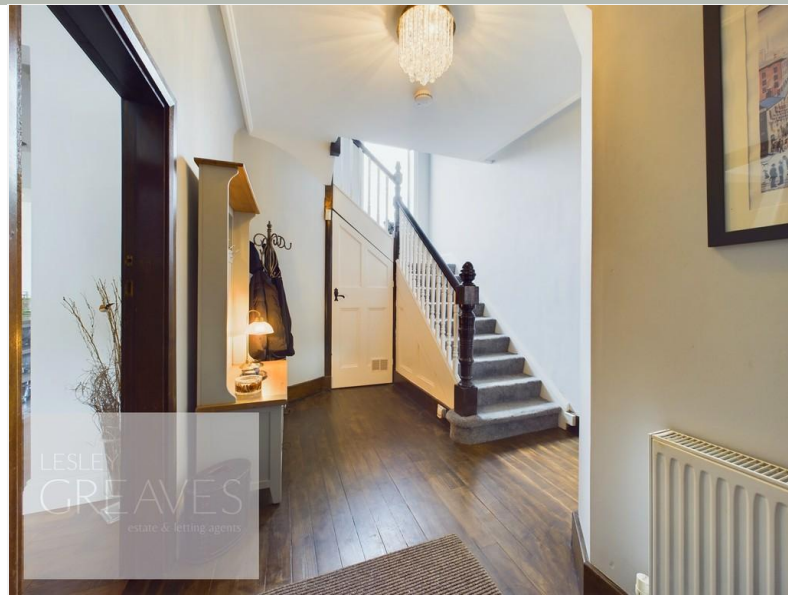
EN-SUITE 8' 1" x 4' 110" (2.46m x 4.01m)

BEDROOM TWO 13' 2" x 12' 11" (4.01m x 3.94m)

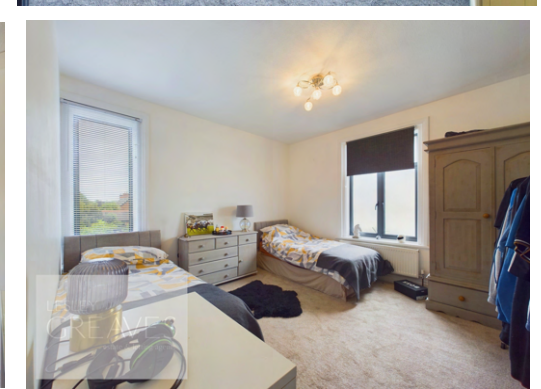
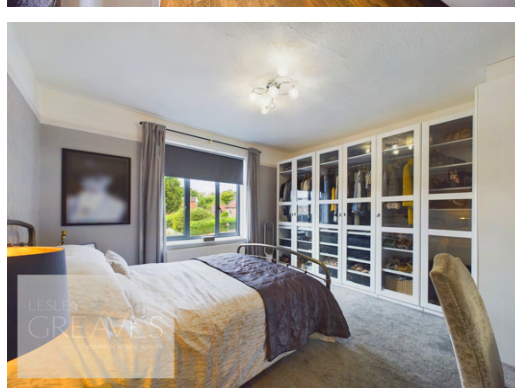
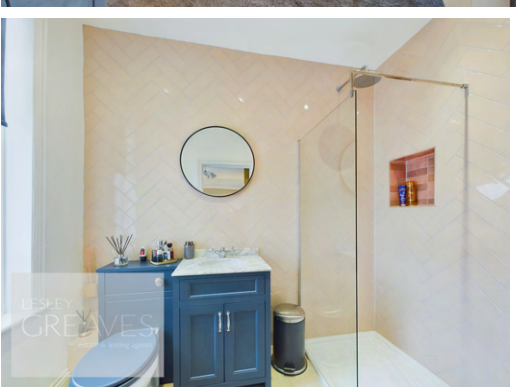
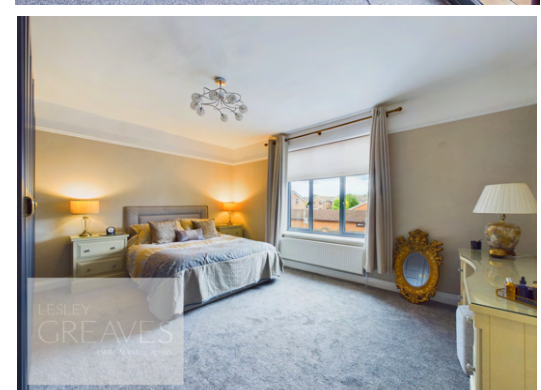
BEDROOM THREE 12' 6" x 11' 10" (3.81m x 3.61m)

BATHROOM 13' 1" x 8' 2" (3.99m x 2.49m)

GARAGE 18' 10" x 10' 1" (5.74m x 3.07m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



LOCAL AUTHORITY: Gedling Borough Council

COUNCIL TAX BAND: E

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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.

Company Registration Number: 5773186 | VAT Number: 917862296

