



£400,000

GLEBE FARM VIEW GEDLING

- SIZEABLE BUNGALOW
- MODERN CUL DE SAC
- DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM
- CONSERVATORY
- GARAGE
- EPC C



Detached Bungalow Cul de Sac Position Location - Chain Free

SIZEABLE DETACHED BUNGALOW OFFERED FOR SALE CHAIN FREE AND LOCATED IN A CUL DE SAC POSITION.

IN BRIEF, THE ENTRANCE HALL HAS TWO USEFUL STORAGE CUPBOARDS, ONE HOUSING THE HOT WATER CYLINDER. THE KITCHEN IS FITTED WITH A RANGE OF UNITS, HAS A FITTED OVEN, GAS HOB AND EXTRACTOR. THE WORK SURFACE INCORPORATES A BREAKFAST BAR AND THERE IS SPACE FOR A FRIDGE FREEZER. THE BATHROOM IS FITTED WITH BOTH A BATH AND A SHOWER CUBICLE WITH A MAINS FED SHOWER. THERE'S A SIZEABLE L SHAPE LOUNGE DINING ROOM WITH AN ELECTRIC FIRE SUITE AND A DOOR INTO A CONSERVATORY WHICH SPANS THE WIDTH OF THE PROPERTY AND HAS DOORS ONTO THE GARDEN. THERE ARE THREE DOUBLE BEDROOMS AND THE MASTER BEDROOM IS FITTED WITH WARDROBES AND SERVICED BY AN EN-SUITE SHOWER ROOM, WITH AN ELECTRIC SHOWER. BEDROOM TWO IS ALSO FITTED WITH WARDROBES.

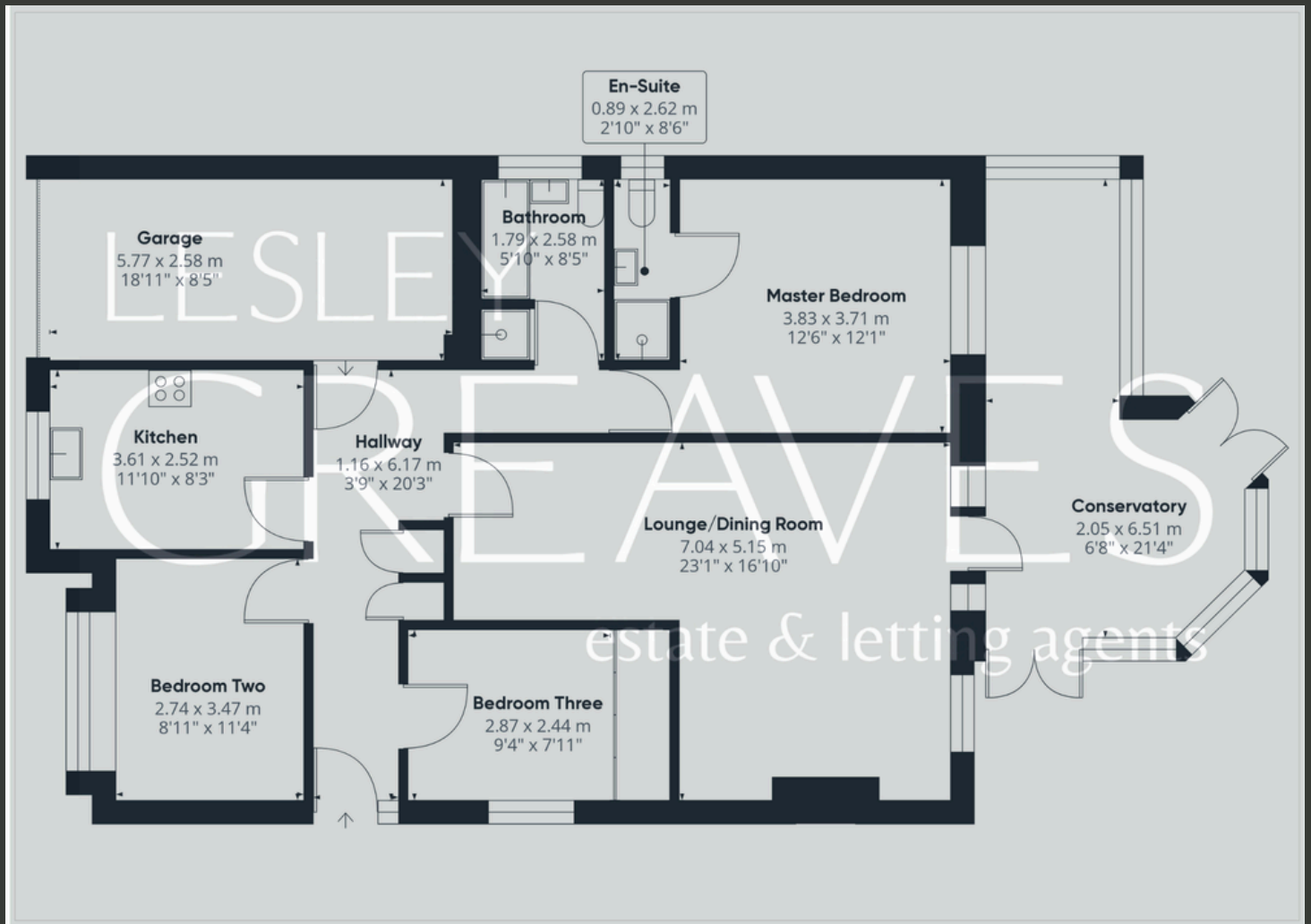
THERE IS AN OPEN LAWN AND A BLOCK PAVED DRIVEWAY AT THE FRONT LEADING TO AN INTEGRAL GARAGE, WHICH HAS POWER, LIGHT AND A PERSONNEL DOOR INTO THE PROPERTY. THERE'S GATED ACCESS AT THE SIDE AND THE REAR GARDEN IS LANDSCAPED WITH LOW MAINTENANCE IN MIND WITH PAVED AND GRAVELLED AREAS.

VIEWINGS ARE HIGHLY RECOMMENDED TO APPRECIATE THE LOCATION AND SIZE OF ACCOMMODATION ON OFFER.

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.SS. ADDITIONALLY, THERE DRIVEWAY PARKING AT THE FRONT OF THE PROPERTY.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 94 SQ METERS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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