



£350,000

LINDEN GROVE
GEDLING

- SEMI-DETACHED FAMILY HOME
- LOUNGE/DINER
- MODERN KITCHEN
- DOWNSTAIRS BATHROOM
- FOUR BEDROOMS
- SHOWER ROOM
- EPC D



Four-Bedroom Family Home in a Sought-After Location

THIS DECEPTIVELY SPACIOUS FOUR-BEDROOM SEMI-DETACHED FAMILY HOME IS PERFECT FOR BUYERS LOOKING TO PERSONALIZE AND CREATE THEIR DREAM LIVING SPACE. SITUATED IN A HIGHLY SOUGHT-AFTER LOCATION, THE PROPERTY ENJOYS CLOSE PROXIMITY TO A RANGE OF LOCAL AMENITIES, INCLUDING THE SCENIC GEDLING COUNTRY PARK, SHOPS, EXCELLENT TRANSPORT LINKS, AND REPUTABLE SCHOOLS.

UPON ENTERING, YOU ARE WELCOMED BY AN INVITING ENTRANCE HALL THAT LEADS TO A GENEROUSLY SIZED LIVING/DINING ROOM, IDEAL FOR FAMILY GATHERINGS AND RELAXATION. THE WELL-APPOINTED DINING KITCHEN OFFERS AMPLE STORAGE AND WORKSPACE, COMPLEMENTED BY PATIO DOORS THAT OPEN DIRECTLY ONTO THE REAR GARDEN, SEAMLESSLY BLENDING INDOOR AND OUTDOOR LIVING. FROM THE KITCHEN, YOU'LL FIND A CONVENIENT UTILITY ROOM FOR LAUNDRY AND EXTRA STORAGE NEEDS. THE INNER HALLWAY INCLUDES ADDITIONAL STORAGE, STAIRS TO THE FIRST FLOOR, AND ACCESS TO A STUNNING, MODERN THREE-PIECE BATHROOM FEATURING A FREESTANDING ROLL-TOP BATH-ADDING A TOUCH OF LUXURY TO THE HOME.

UPSTAIRS, THE FIRST FLOOR FEATURES TWO WELL PROPORTIONED DOUBLE BEDROOMS AND TWO SINGLE, EACH OFFERING FLEXIBILITY AND COMFORT. THE VERSATILE FOURTH BEDROOM CAN SERVE AS A HOME OFFICE, NURSERY, OR GUEST ROOM DEPENDING ON YOUR NEEDS. A SLEEK, CONTEMPORARY SHOWER ROOM COMPLETES THE UPPER FLOOR.

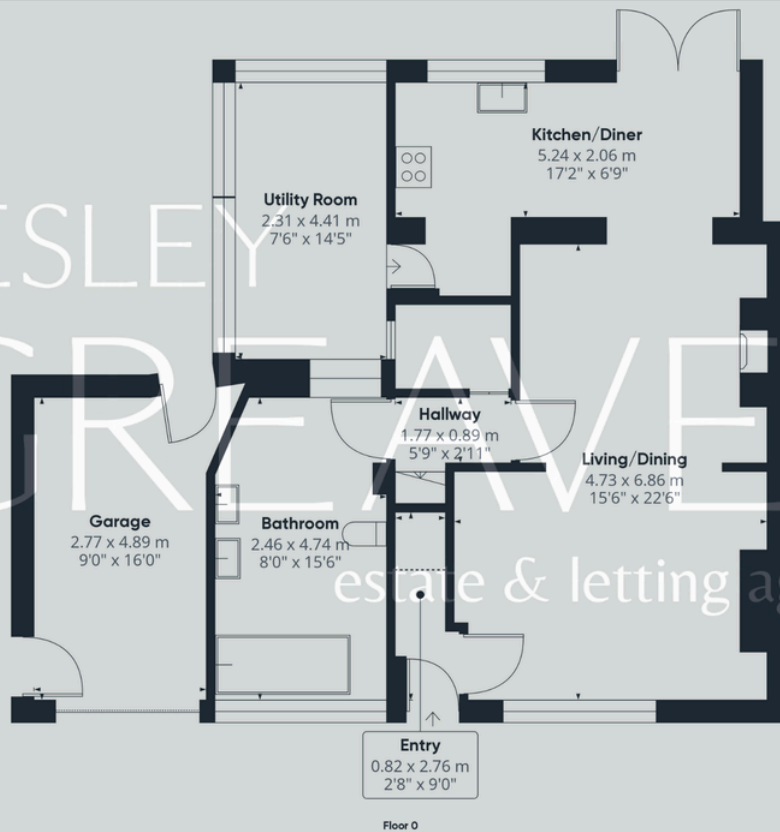
OUTSIDE, THE PROPERTY BOASTS A PRIVATE DRIVEWAY AND A GARAGE, ENSURING AMPLE OFF-STREET PARKING. THE REAR OF THE HOME FEATURES A BEAUTIFULLY DESIGNED LOW-MAINTENANCE GARDEN, OFFERING A PEACEFUL RETREAT FOR RELAXATION OR OUTDOOR ENTERTAINMENT.

PLANNING PERMISSION HAS BEEN GRANTED FOR A SINGLE STOREY WRAP AROUND EXTENSION (SIDE TO REAR). SEE WEBSITE FOR FURTHER DETAILS.

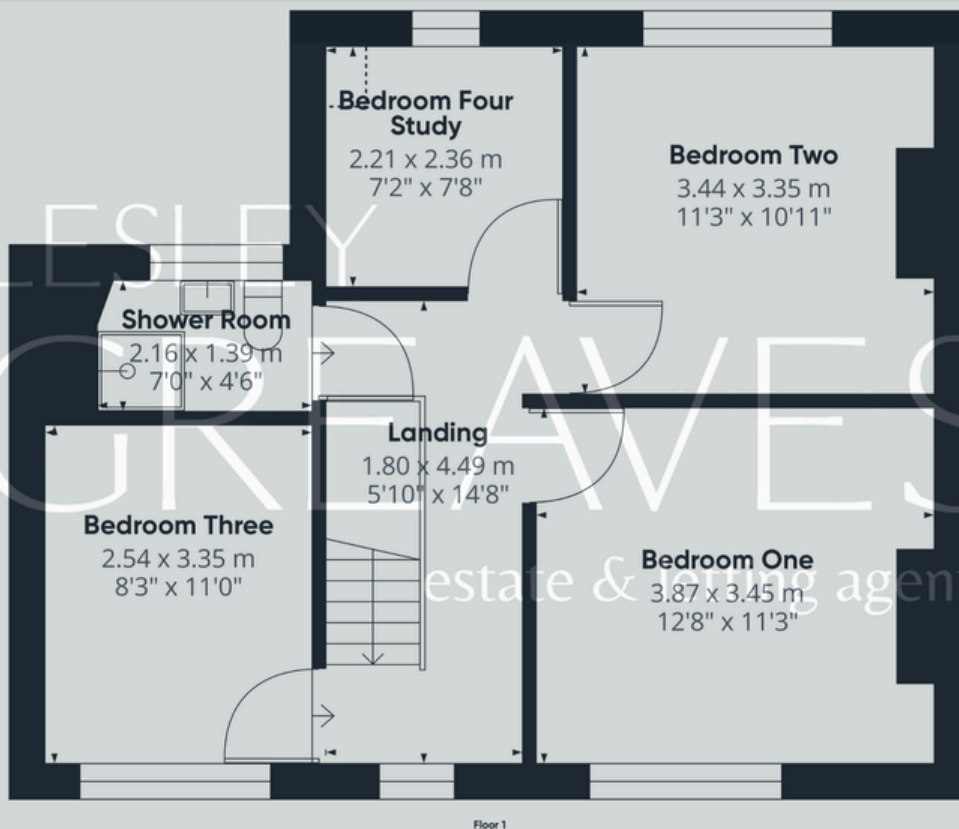
- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 113 SQ METERS



LESLEY
GREAVES
estate & letting agents



LESLEY
GREAVES
estate & letting agents



Lesley Greaves Estate & Lettings Agents

20 Main Road ,Gedling, Nottingham, NG4 3HG

0115 987 7337

sales@lesleygreaves.co.uk