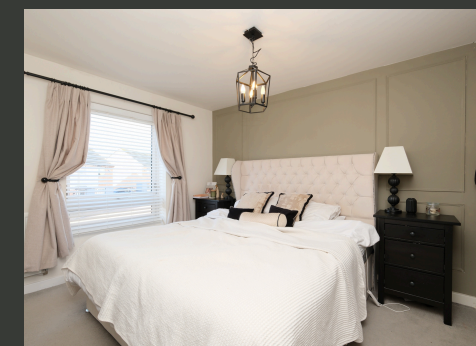
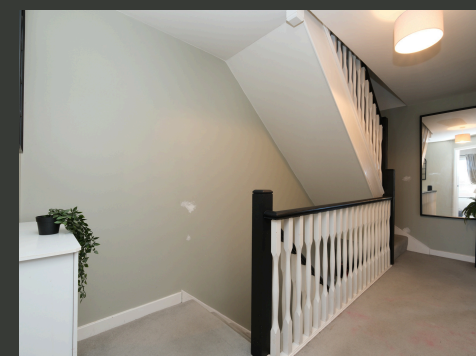




£280,000

HORSLEY LANE
GEDLING

- GARAGE
- KITCHEN/DINER
- GOOD LOCATION
- THREE STOREY
- MODERN KITCHEN
- DOWNSTAIRS WC
- EPC B



Modern Four-Bedroom Family Home

THIS WELL-PRESENTED AND THOUGHTFULLY DESIGNED FOUR-BEDROOM FAMILY HOME IS ARRANGED OVER THREE SPACIOUS FLOORS, PROVIDING VERSATILE LIVING SPACE IN THE EVER-POPULAR SUBURB OF GEDLING.

THE GROUND FLOOR COMPRISES AN INVITING ENTRANCE HALLWAY, A CONVENIENT DOWNSTAIRS WC, AND A MODERN KITCHEN DINER COMPLETE WITH INTEGRATED APPLIANCES. FRENCH DOORS OPEN OUT TO THE GENEROUSLY SIZED REAR GARDEN, FEATURING A PATIO AREA PERFECT FOR ENTERTAINING OR RELAXING OUTDOORS.

ON THE FIRST FLOOR, YOU'LL FIND A BRIGHT AND AIRY LIVING ROOM AND A LARGE MASTER BEDROOM WITH ITS OWN EN-SUITE SHOWER ROOM, OFFERING A PRIVATE RETREAT FOR HOMEOWNERS. THE SECOND FLOOR HOSTS THREE FURTHER BEDROOMS IDEAL FOR CHILDREN, GUESTS, OR HOME OFFICE USE AND A STYLISH FAMILY BATHROOM.

EXTERNALLY, THE PROPERTY BENEFITS FROM AN INTEGRAL GARAGE AND PRIVATE DRIVEWAY, PROVIDING AMPLE OFF-STREET PARKING.

SITUATED IN A WELL-CONNECTED LOCATION, THE HOME IS CLOSE TO LOCAL AMENITIES INCLUDING SHOPS, SCHOOLS, AND TRANSPORT LINKS. NEARBY ATTRACTIONS SUCH AS GEDLING COUNTRY PARK ADD TO THE AREA'S APPEAL, OFFERING SCENIC WALKS AND FAMILY-FRIENDLY GREEN SPACES.

THIS PROPERTY IS PERFECT FOR MODERN FAMILY LIFE.

DISCLAIMER: ALL PHOTOGRAPHS, FLOOR PLANS, MEASUREMENTS, AND PROPERTY DESCRIPTIONS HAVE BEEN SUPPLIED BY NEW HOME SOLUTIONS. PROSPECTIVE PURCHASERS ARE ADVISED TO UNDERTAKE THEIR OWN INDEPENDENT RESEARCH AND DUE DILIGENCE TO VERIFY THE ACCURACY OF ALL PROVIDED INFORMATION PRIOR TO MAKING ANY PURCHASING DECISIONS.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 111 SQ METERS





Approximate total area⁽¹⁾
124.2 m²
1336.83 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(69-80) C		
(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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