



# £260,000-£270,000

GUIDE PRICE

CARNARVON GROVE  
GEDLING

- CORNER PLOT
- THREE BEDROOMS
- MODERN KITCHEN
- SPACIOUS LIVING ROOM
- DINING ROOM
- POPULAR LOCATION
- EPC D



# Spacious Three Bedroom Family Home on a Generous Corner Plot

THIS SPACIOUS THREE-BEDROOM CORNER PLOT IS SITUATED IN THE HEART OF THE HIGHLY SOUGHT-AFTER GEDLING VILLAGE, OFFERING EXCELLENT ACCESS TO A RANGE OF LOCAL SCHOOLS, FREQUENT BUS SERVICES INTO THE CITY AND THE BEAUTIFUL GEDLING COUNTRY PARK.

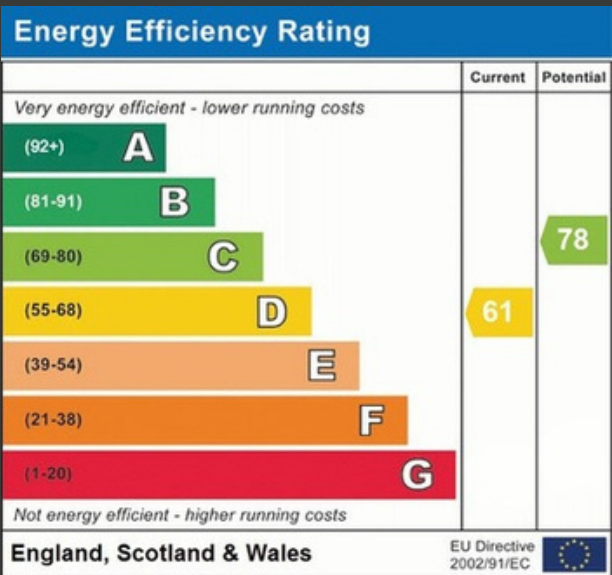
UPON ENTERING THE HALLWAY YOU ARE WELCOMED INTO A GENEROUSLY SIZED LIVING ROOM AND A SEPARATE DINING ROOM, WHICH FLOW SEAMLESSLY INTO A MODERN FITTED KITCHEN WITH DIRECT ACCESS TO THE REAR GARDEN.

UPSTAIRS, THE FIRST FLOOR COMPRISES TWO DOUBLE BEDROOMS AND A FAMILY BATHROOM. A FURTHER STAIRCASE LEADS TO A VERSATILE DOUBLE BEDROOM, IDEAL AS A GUEST BEDROOM, HOME OFFICE, OR HOBBY SPACE.

EXTERNALLY, THE PROPERTY FEATURES A PRIVATE REAR GARDEN WITH A PATIO AREA, LAWN AND USEFUL STORAGE SHED. TO THE FRONT, THERE IS POTENTIAL FOR CREATING OFF-ROAD PARKING (SUBJECT TO THE NECESSARY PERMISSION).

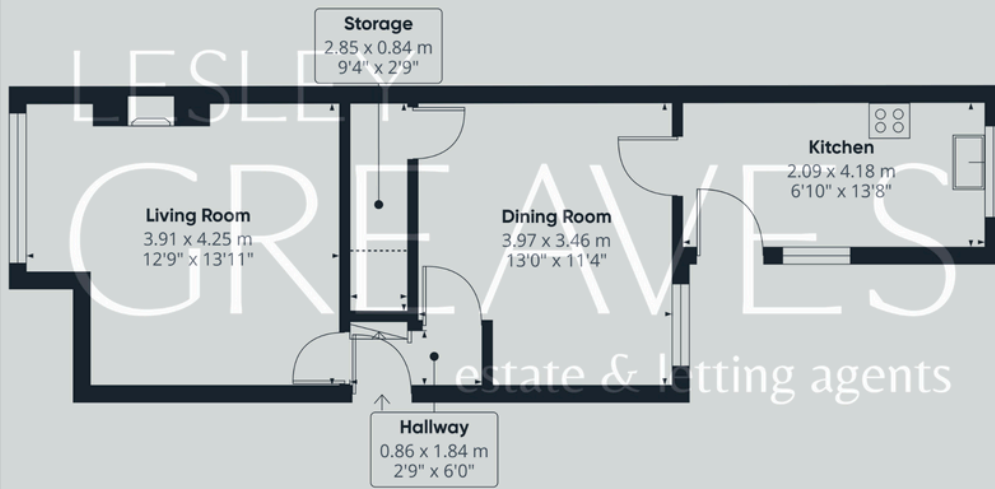
WITH ITS PRIME LOCATION, VERSATILE LIVING SPACE THIS PROPERTY MAKES AN IDEAL FAMILY HOME IN ONE OF NOTTINGHAM'S MOST DESIRABLE AREAS.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 97 SQ METERS









Floor 1



Floor 2

Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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## Lesley Greaves Estate & Lettings Agents

22 Main Road ,Gedling, Nottingham, NG4 3HP

0115 987 7337

[sales@lesleygreaves.co.uk](mailto:sales@lesleygreaves.co.uk)