



£350,000-£375,000

GUIDE PRICE

WATERHOUSE LANE
GEDLING

- DETACHED HOUSE
- THREE BEDROOMS
- DINING ROOM
- SHOWER ROOM
- DRIVEWAY
- POPLAR LOCATION
- EPC F



Spacious Three-Bedroom Detached Home in the Heart of Gedling

THIS SPACIOUS THREE-BEDROOM DETACHED HOME IS IDEALLY LOCATED IN THE HEART OF GEDLING VILLAGE, BOASTING A PRIME POSITION CLOSE TO EXCELLENT LOCAL AMENITIES, HIGHLY REGARDED SCHOOLS AND THE PICTURESQUE GEDLING COUNTRY PARK.

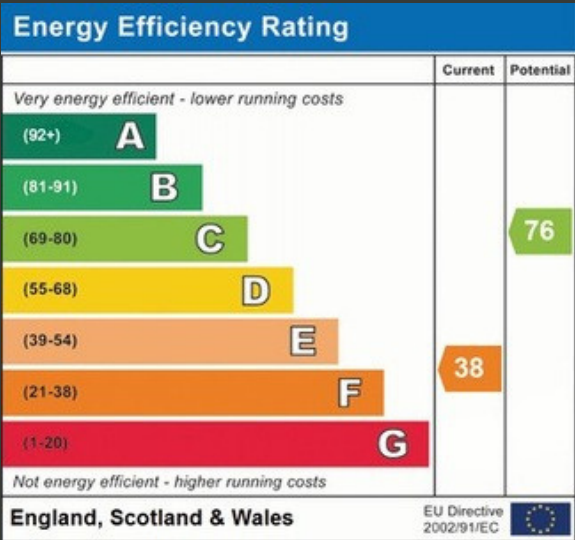
THE PROPERTY IS ENTERED VIA A PORCH LEADING INTO A WELCOMING ENTRANCE HALL, WHICH PROVIDES ACCESS TO A BRIGHT DINING ROOM AND A GENEROUS LIVING ROOM WITH PATIO DOORS OPENING OUT TO THE REAR GARDEN. THE FITTED KITCHEN OFFERS AMPLE STORAGE AND WORKSPACE, COMPLEMENTED BY A USEFUL PANTRY.

UPSTAIRS, THREE WELL-PROPORTIONED BEDROOMS, ALL FEATURING FITTED WARDROBES, ARE SERVED BY A SHOWER ROOM AND A SEPARATE WC.

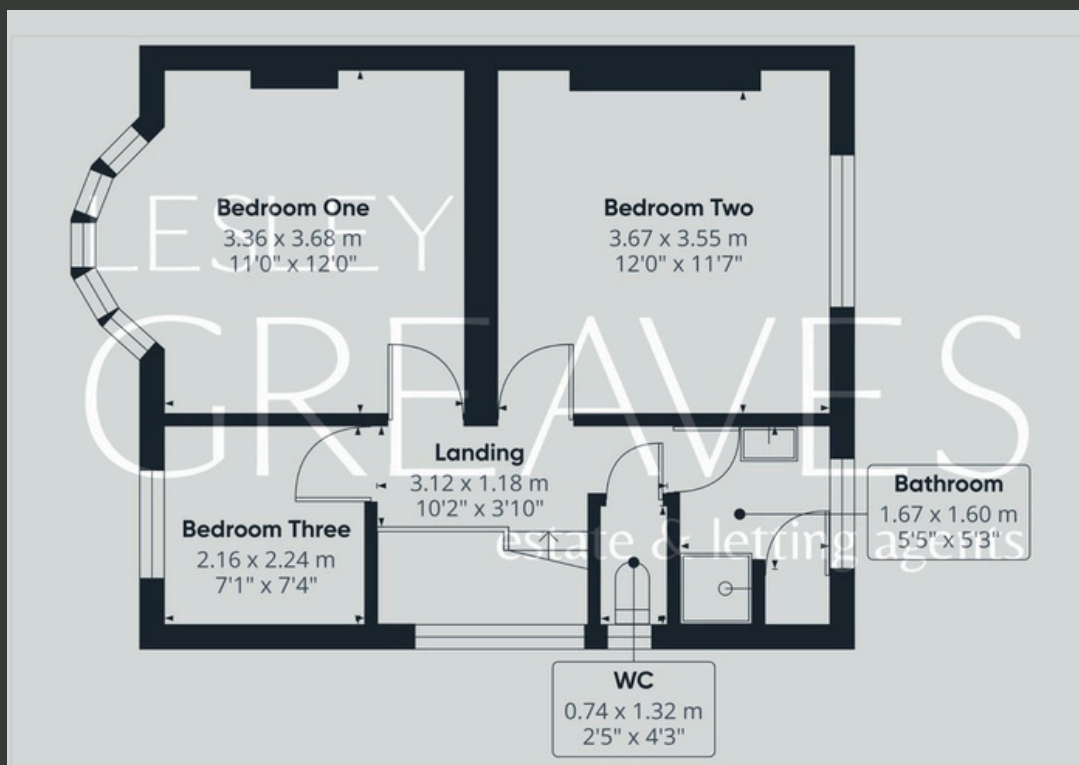
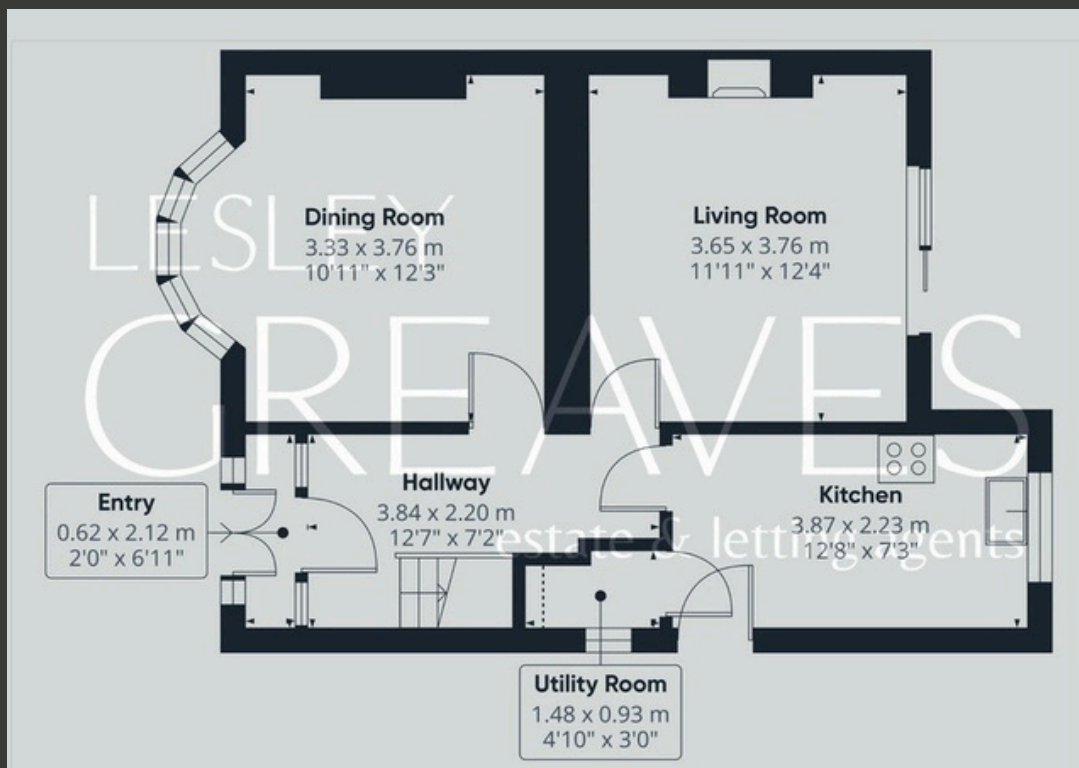
EXTERNALLY, THE HOME BENEFITS FROM A GENEROUS BLOCK-PAVED DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING, ALONG WITH SECURE GATED ACCESS TO THE REAR. THE REAR GARDEN IS A PRIVATE AND ATTRACTIVE RETREAT, COMPLETE WITH A LAWN, ESTABLISHED PLANTING AND A PAVED PATIO AREA PERFECT FOR RELAXING OR ENTERTAINING.

GEDLING IS A POPULAR AND WELL-ESTABLISHED RESIDENTIAL LOCATION, RENOWNED FOR ITS EXCELLENT AMENITIES INCLUDING SCHOOLS, SHOPS AND PUBLIC TRANSPORT LINKS.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 91 SQ METERS







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.

Lesley Greaves Estate & Lettings Agents

22 Main Road ,Gedling, Nottingham, NG4 3HP

0115 987 7337

sales@lesleygreaves.co.uk