



# £290,000

OFFERS OVER

CROFT RISE  
EAST BRIDGFORD



- MID TOWN HOUSE
- KITCHEN/DINER
- THREE BEDROOMS
- DOWNSTAIRS WC
- GARAGE
- EPC C



# Immaculately Presented Three Bedroom home in a Sought-After Village

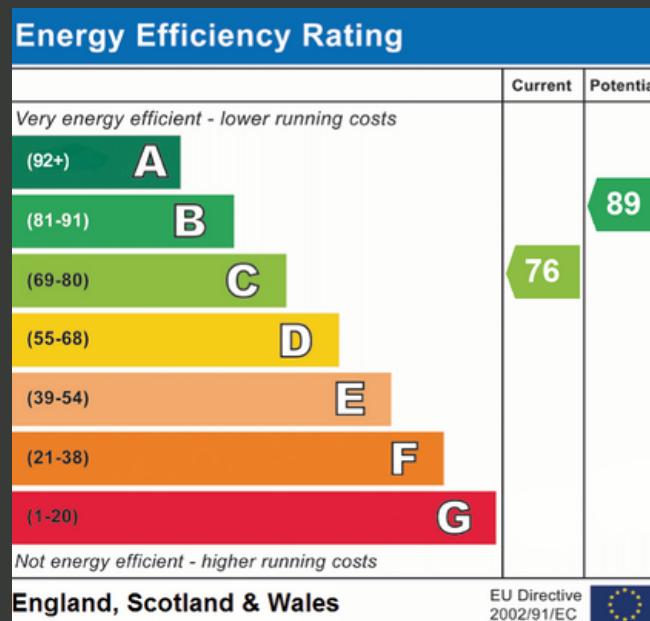
NESTLED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF EAST BRIDGFORD, THIS IMMACULATEDLY PRESENTED THREE-BEDROOM HOME COMBINES CHARACTER WITH MODERN FAMILY LIVING. PERFECTLY POSITIONED FOR A WELL-REGARDED PRIMARY SCHOOL, LOCAL SHOPS, DOCTORS SURGERY, PUBLIC HOUSE AND VILLAGE HALL WITH FURTHER AMENITIES AVAILABLE IN THE NEARBY MARKET TOWN OF BINGHAM. THE VILLAGE IS IDEALLY PLACED FOR COMMUTING VIA THE A52 AND A46.

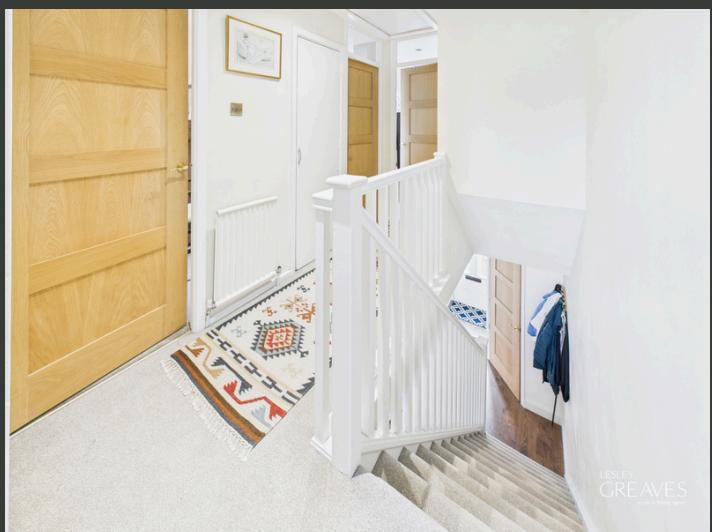
THE GROUND FLOOR FEATURES A WELCOMING ENTRANCE HALL, A W/C AND A COSY LIVING ROOM THAT FLOWS SEAMLESSLY INTO THE STYLISH OPEN-PLAN KITCHEN/DINING SPACE. THE KITCHEN IS COMPLEMENTED BY A CENTRAL ISLAND AND FRENCH DOORS OPENING ONTO THE REAR GARDEN, CREATING THE IDEAL SETTING FOR ENTERTAINING OR FAMILY LIFE.

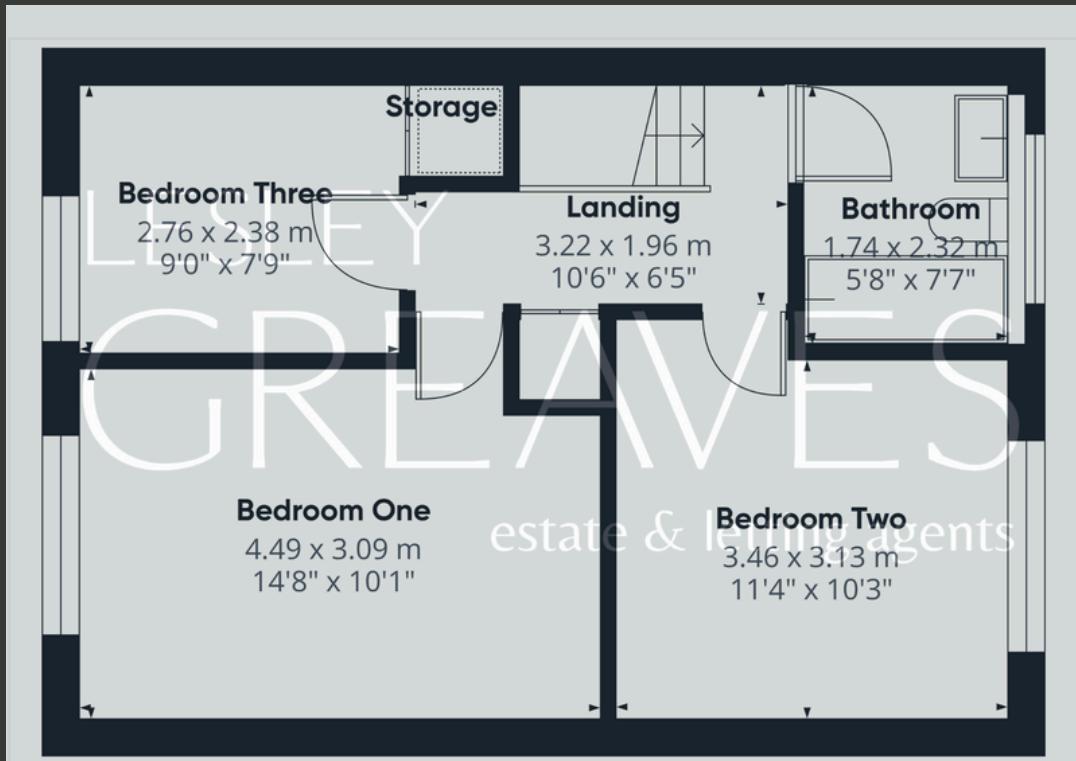
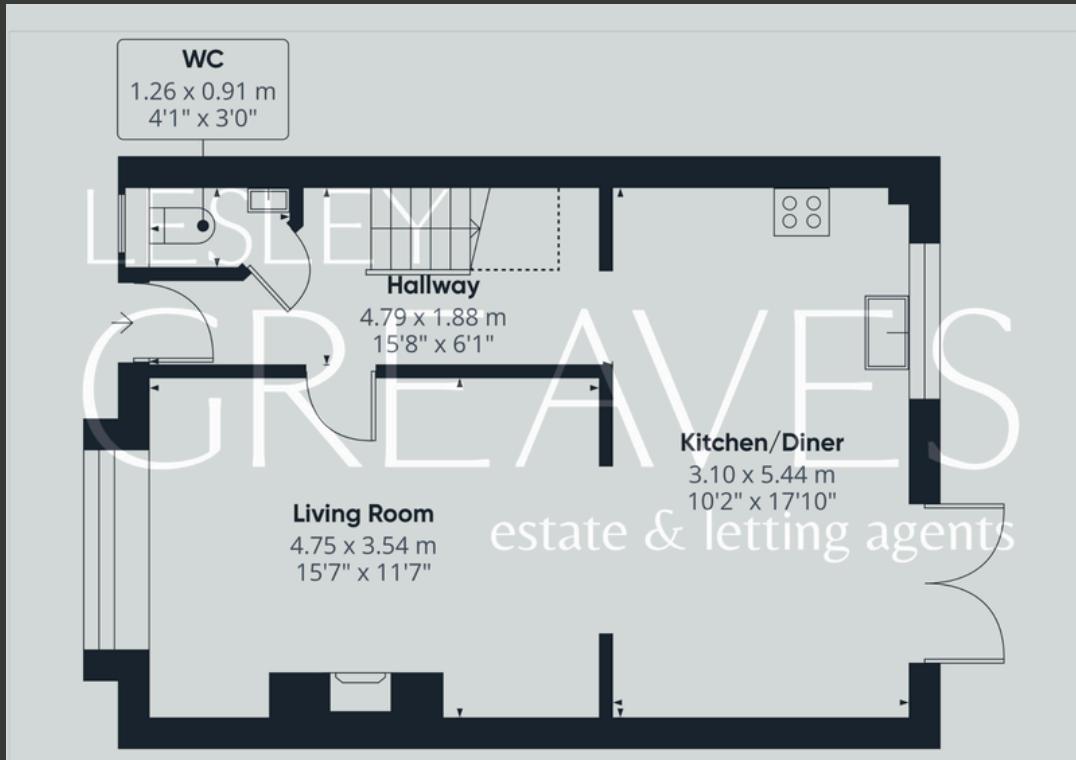
UPSTAIRS, THE FIRST FLOOR HOSTS THREE WELL-PROPORTIONED BEDROOMS, INCLUDING A MAIN BEDROOM WITH STORAGE, ALL SERVED BY A MODERN THREE-PIECE BATHROOM SUITE.

EXTERNALLY, THE PROPERTY ENJOYS BOTH FRONT AND REAR GARDENS. THE REAR GARDEN FEATURES A SUMMERHOUSE WITH POWER AND GATED ACCESS LEADING TO A PATHWAY INTO THE VILLAGE. A GARAGE SITUATED IN A SEPARATE BLOCK, ALONG WITH OFF-ROAD PARKING, FURTHER ENHANCES THE PRACTICALITY OF THIS HOME.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; RUSHCLIFFE BOROUGH COUNCIL
- MEASUREMENTS; 88 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](mailto:sales@lesleygreaves.co.uk)