



18 Linsdale Gardens, Gedling - NG4 4GY

Guide Price £325,000

DavidJames
the estate agent



18 Linsdale Gardens

Gedling, Nottingham

Well-presented 4 bed detached house close to local schools, shops & bus links. Featuring 2 spacious reception rooms, a well-equipped kitchen, stylish modern bathroom and southerly-facing rear garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented detached house location between Gedling and Mapperley's amenities, schools and bus links
- Welcoming entrance hallway with useful downstairs WC
- Bright and spacious lounge with feature gas fireplace
- Versatile second reception room (currently being used as a dining/family room)
- Well-equipped kitchen with wood-effect units, feature Belfast sink and range cooker
- Four double bedrooms (one with fitted wardrobes, one with storage cupboard)
- Stylish modern bathroom with freestanding bath, separate shower enclosure and vanity basin
- Gas central heating with combination boiler and Hive controls
- Good-sized low maintenance, tiered rear garden with multiple paved seating areas and lawned area
- Generous driveway and integral garage provide off-street parking for two vehicles









Floor 0

Approximate total area⁽¹⁾

119.1 m²

1282 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

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