



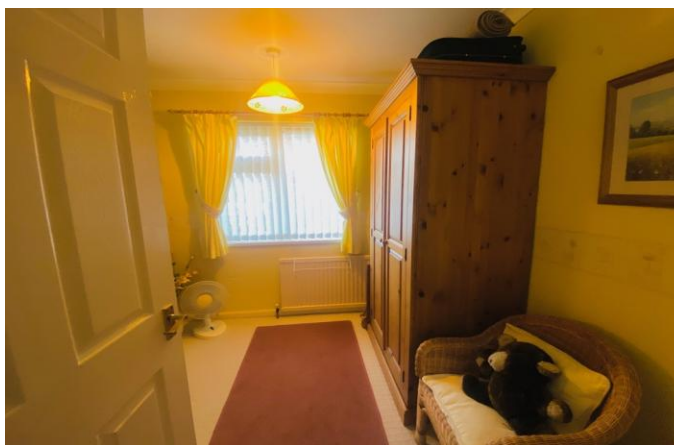


£175,000

Arnold Lane
Gedling
Nottingham
NG4 4HA

EPC Rating 'C'

Three bedroom semi detached house with modern central heating boiler fitted in 2017 and located within this most popular, established, residential location; close to a wide range of amenities for the whole family including sought after schools and Gedling Country Park. The new near by relief road is also close to completion and there is planning to build a new Primary School. In brief the accommodation comprises a reception hallway, living / dining room and fitted kitchen completes the ground floor. To the first floor there are three bedrooms and a family bathroom. To the outside there is a low maintenance front garden and driveway leading to the garage. Gated access leads round to the rear low maintenance garden with brick store. Other amenities include nearby shops and public transport links; all of which add to the property's desirability. The property has uPVC double glazed windows and is offered for sale with NO UPWARD CHAIN. With so many positive attributes to offer the new buyers we most strongly recommend an internal viewing; contact us now to book your appointment!





DOOR TO -

ENTRANCE HALL

Stairs to upstairs accommodation, radiator, storage cupboard housing meters, uPVC double glazed window to the side and a door to-

LIVING / DINING ROOM

22' 8" x 12' 5" into alcove to the maximum (6.92m x 3.80m)

uPVC double glazed window to the front and rear, gas fire with brick surround, radiator and coving to the ceiling. Door to-

KITCHEN

9' 4" x 9' 2" (2.87m x 2.80m)

With a range of fitted wall and base units, composite sink with mixer tap, laminate work surfaces, spaces for a washing machine, free standing oven and under counter fridge, tiled splash backs, vinyl flooring, coving to the ceiling, wall mounted Worcester boiler fitted 2017, uPVC double glazed window to the rear and a door to the side.

LANDING

Doors to three bedrooms and family bathroom, uPVC double glazed window to the side and loft hatch to the ceiling.

FAMILY BATHROOM

Three piece bathroom suite comprising a low level WC, pedestal sink, bath with electric shower over, vinyl flooring, partially tiled walls, radiator and two uPVC double glazed windows.

MASTER BEDROOM

12' 1" x 10' 2" excluding door recess to the back of wardrobes.(3.70m x 3.10m)

uPVC double glazed window to the front, fitted wardrobes, coving to the ceiling and a radiator.

BEDROOM TWO

12' 8" x 10' 4" into recess (3.88m x 3.15m)

uPVC double glazed window to the rear, coving to the ceiling and storage cupboard housing hot water tank.

BEDROOM THREE

8' 6" x 7' 11" (2.60m x 2.42m)

uPVC double glazed window to the front, radiator and coving to the ceiling.

GARAGE

Fixed panel and door to the front, power and lighting.

OUTSIDE

To the front there is a low maintenance front garden and driveway leading to the garage. Gated access leads round to the rear low maintenance garden with brick store.



Tenure: Freehold

Council Tax Band B

Local Authority: Gedling Borough Council

Property Directions:

Leaving our office in Gedling turn right on to Main Road and turn left at the mini round about onto Arnold Lane. Proceed past Sainsbury's on the right and the property can be found on the left hand side, identified by our for sale board.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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