

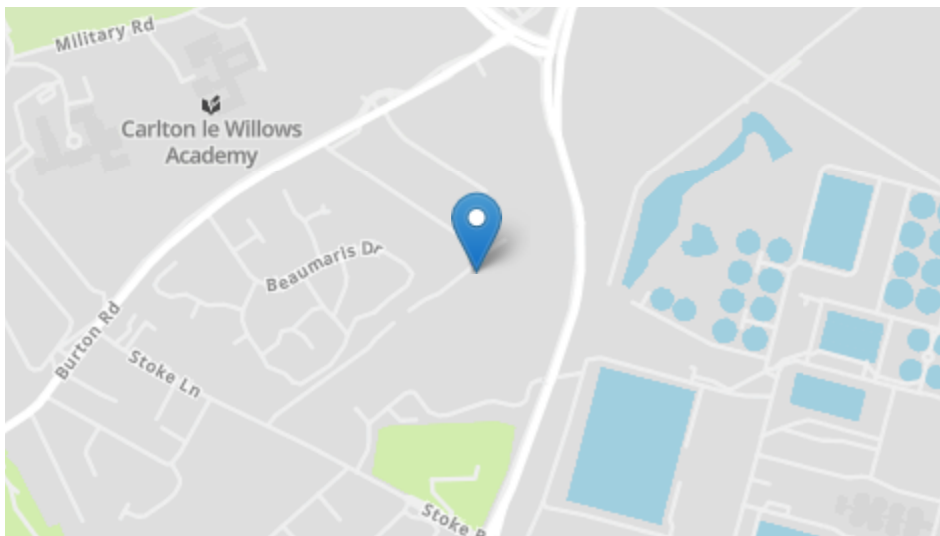
Linden Grove, Gedling, NG4 2QU

Offers Over £290,000



Linden Grove, Gedling, NG4 2QU

Offers Over £290,000



want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 28429992

- Detached Bungalow
- 3 Bedrooms
- Lounge
- Fitted Kitchen
- Driveway & Garage
- Landscaped Rear Garden
- Close To Amenities
- Favoured School Catchment

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** LIFE ON ONE LEVEL *** Watsons are pleased to bring to the market for the very first time this 3 BEDROOM & NO CHAIN detached bungalow situated within the highly sought after area of Gedling. Built in 1987 and having been a well loved & cherished home ever since, it's easy for us to see why. With a fantastic location & spacious living throughout, there's certainly no compromising when it comes to this property. Whether you're looking to downsize or searching for a family home, this could tick all of those boxes. Accommodation in brief comprises; welcoming entrance hallway, kitchen, light & airy lounge, three bedrooms and recently re fitted wet room. Externally this property does not disappoint; an impeccably well kept mature rear garden with tree line out look as well as off road parking and single garage. For those that like the outdoors, as well as an appealing green outlook, Linden Grove is within easy reach of Gedling Country Park where you can enjoy scenic walks as well as a 'pit stop' at the local Café. A range of local amenities are also nearby including local shops, both dental & medical practices as well as reputable schools including Carlton Le Willows. This home is a credit to the current sellers and has so much to offer both inside and out. We HIGHLY RECOMMEND a viewing, call our team today!

Entrance Hall

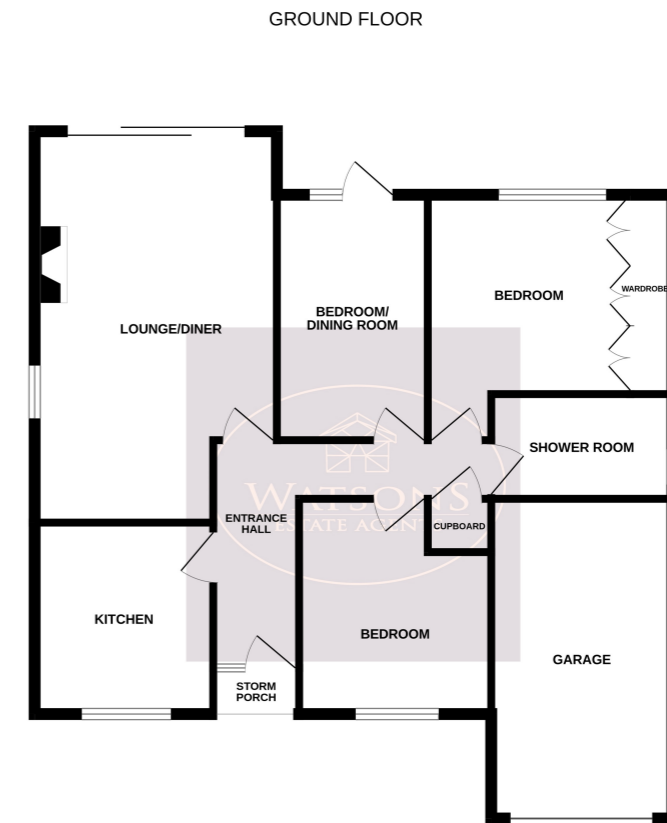
UPVC double glazed window and door to the front, laminate wood flooring, built in cupboard housing the combination boiler and access to the attic with drop down ladder. Doors to the kitchen, lounge/diner, shower room and the three bedrooms.

Lounge/Diner

5.77m x 3.67m (18' 11" x 12' 0") UPVC double glazed window to the side and sliding patio doors to the rear, 2 radiators and feature fireplace with inset real flame gas fire.

Kitchen

2.9m x 2.65m (9' 6" x 8' 8") A range of wall & base units with worksurfaces incorporating an inset 1.5 bowl stainless steel sink & drainer unit. Space for fridge, dishwasher and cooker with extractor over. UPVC double glazed window to the front and radiator.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
Made with Metrigis 10/2014

Bedroom 1

3.64m x 3m (11' 11" x 9' 10") UPVC double glazed window to the rear, radiator, laminate wood flooring and fitted wardrobes.

Bedroom 2

3.59m x 2.19m (11' 9" x 7' 2") UPVC double glazed French doors to the rear and radiator.

Bedroom 3

3.07m x 2.74m (10' 1" x 9' 0") UPVC double glazed window to the front and radiator.

Shower Room

2.74m x 1.45m (9' 0" x 4' 9") White 2 piece suite comprising wc and pedestal sink. Walk in shower with non slip flooring and electric shower, partly tiled walls, ceiling spotlights, extractor fan, radiator and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a gravel flower bed with a range of plants and shrubs and tarmac driveway leading to the garage fitted with power and up & over door. The landscaped rear garden is enclosed by timber fencing to the perimeter with gated access to the side and benefits from tree lined views to the rear. The rear garden comprises paved patio area, turfed lawn, pond and flower bed borders with a range of mature plants and shrubs.