

JOHNSONS & PARTNERS

Estate and Letting Agency



14 STOKE LANE, GEDLING

NOTTINGHAM, NG4 2QP

GUIDE PRICE £325,000



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Step inside this spectacularly presented three-bedroom detached home situated on Stoke Lane, Gedling. This stunning residence combines comfort and convenience, making it perfect for the modern family.

Upon entering, you are greeted by the warmth of an open-plan living and dining room, exuding an inviting atmosphere for family gatherings and entertaining guests. The modern kitchen, equipped with contemporary fixtures and finishes, is sure to delight any home chef. Adjacent to the kitchen, you'll find a good-sized utility area, providing additional space for laundry and storage, enhancing the home's functionality.

The generous main bedroom, along with two additional well-proportioned bedrooms, ensures ample space for the family to grow and flourish. The house is served by a well-appointed bathroom, completing the internal accommodation with both elegance and practicality.

The property also features a separate office with underfloor heating, providing a cozy and efficient workspace year-round.

Outdoors, the south-east facing garden offers a tranquil retreat for outdoor enjoyment and leisure. The large, established garden is home to flourishing apple trees, a magnificent pear tree, and a delightful decking area perfect for entertaining or simply unwinding in the serene surroundings. Additionally, a charming raised fish pond adds an extra touch of tranquillity to the picturesque garden.

The very large garage offers ample space for multiple vehicles and storage and/or gym space, while the expansive driveway comfortably accommodates up to three cars. The property also features a loft ladder and a boarded-out loft, offering additional storage space.

Situated in a popular location, the property is conveniently close to all local amenities, including shops, eateries, and recreational facilities. Families will also appreciate the very close proximity to the esteemed Carlton Le Willows Academy School, making the morning commute a breeze.

Entrance Hallway

Living Room

11'5" x 11'5" (3.49 x 3.49)

Dining Area

12'5" x 11'5" (3.80 x 3.49)

Kitchen

12'3" x 6'10" (3.74 x 2.10)

Porch

Home Office

14'1" x 6'6" (4.30 x 2)

First Floor Landing

Bedroom One

12'5" x 11'5" (3.81 x 3.50)

Bedroom Two

11'5" x 10'11" (3.49 x 3.35)

Bedroom Three

7'5" x 7'4" (2.27 x 2.26)

Bathroom

9'6" x 5'11" (2.90 x 1.81)

WC

Garage

23'3" x 18'6" (7.09 x 5.66)

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band C

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before

entering into any agreement to purchase.

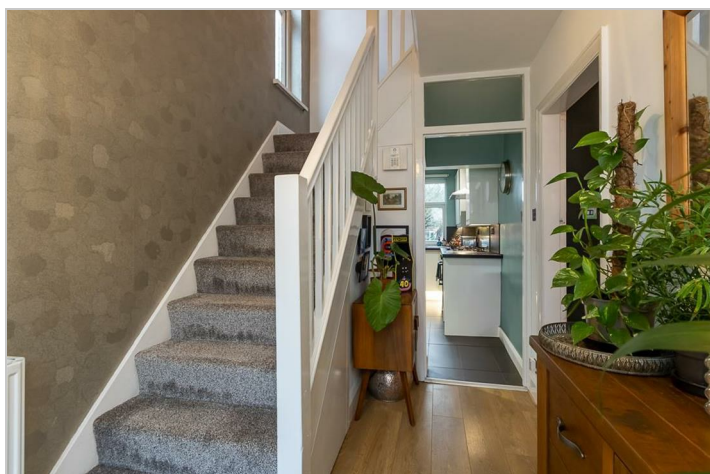
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

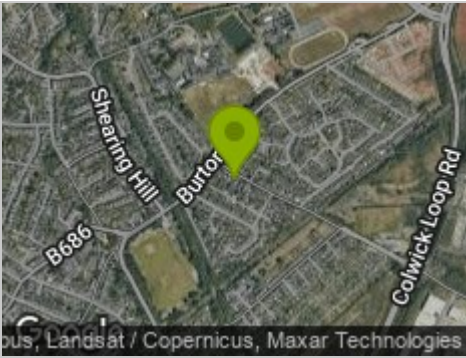
Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



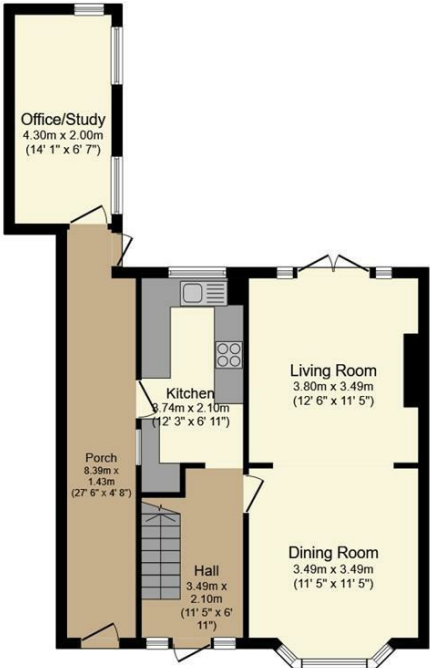
Hybrid Map



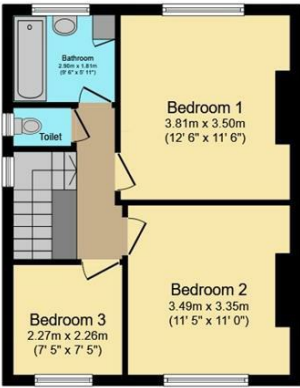
Terrain Map



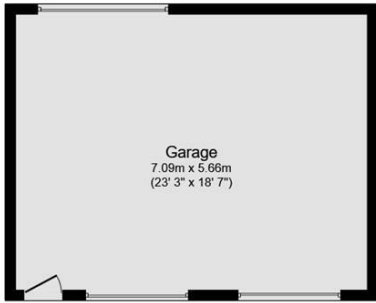
Floor Plan



Ground Floor
Floor area 63.8 m² (687 sq.ft.)



First Floor
Floor area 42.0 m² (453 sq.ft.)



Garage
Floor area 40.9 m² (440 sq.ft.)

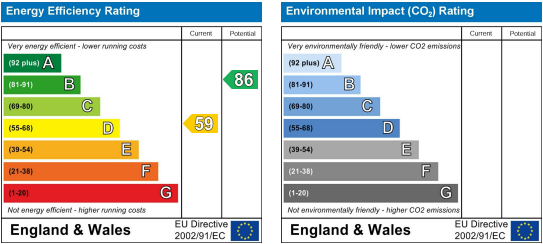
TOTAL: 146.7 m² (1,579 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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