



Rex Gooding

45 Wellin Lane, Edwalton, NG12 4AS

Offers Over: £325,000

This attractive three bedroom semi-detached home is ideally located on the edge of Edwalton village and offers a generous amount of driveway parking to the front. It's the former Edwalton Police House complete with commemorative plaque.

The ground floor begins with an entrance hallway leading through to a comfortable lounge positioned at the front of the house. With room for a full suite of furniture, it provides a cosy setting for everyday living.

To the rear, a separate dining room sits alongside the kitchen, creating a natural hub for mealtimes and entertaining. The kitchen is well proportioned, with ample worktop space and storage, and gives access through to a useful utility room. Beyond this is a outside WC and a handy store, ideal for keeping household items neatly tucked away.

Upstairs, the first floor offers three bedrooms arranged around a central landing. Two generous double bedrooms provide plenty of space for wardrobes and additional furnishings, while the third bedroom works well as a child's room, guest space or home office. The family bathroom is fitted with a bath and overhead shower, wash basin and WC, serving all three bedrooms comfortably.

In total, the property extends to just over 1,000 sq. ft., offering a straightforward layout with clearly defined living and sleeping areas. The combination of separate reception rooms, practical utility space and three bedrooms makes this a solid option for growing families, first-time buyers needing extra room, or those looking to move into a well-established style of home. Many similar properties on the road have extended to the side and rear and even created an additional bedroom in loft space (subject to planning).

Offered for sale with no upward chain and within catchment for the Edwalton Primary School and Rushcliffe Spencer Academy. Disclaimer: the photos were taken a few years ago and may not reflect what the property looks like today.

Accommodation & Amenities

- Three bedroom semi-detached home
- Former Edwalton Police House complete with commemorative plaque.
- Approx. 1,027 sq. ft. of accommodation
- Separate lounge and dining room
- Fitted kitchen with adjoining utility room
- Ground floor WC and additional store
- Two generous double bedrooms
- Third bedroom ideal as office or nursery
- First floor family bathroom
- Well-balanced layout across two floors







