

Rex Gooding



23 Lindale Close, Gamston, NG2 6PU

Guide Price: £250,000

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An immaculately presented two-bedroom terraced home with private driveway, attractive rear garden and bright, well-proportioned accommodation, ideally positioned within the popular residential area of Gamston.

This delightful property offers a fantastic opportunity for first-time buyers, couples, downsizers or investors looking for a superbly maintained home in a convenient Nottingham location.

Upon entering, the property immediately feels bright and welcoming, with the ground floor offering a particularly spacious living room, ideal for relaxing and entertaining. The modern fitted kitchen sits to the front of the property, entered from the separate hallway. The kitchen provides a practical range of wall and base units, integrated cooking appliances and ample worktop space, with views of the driveway sitting at the end of a quiet cul-de-sac.

To the first floor are two well-sized bedrooms, together with a modern family bathroom. Both bedrooms benefit from excellent natural light, with the principal bedroom offering generous proportions for a two-bedroom home.

Externally, the property continues to impress. To the front is a private driveway providing off-road parking, while the enclosed rear garden offers a lovely outdoor space with a combination of paved and lawned areas, mature planting and useful gated access. It is a private and versatile space, perfect for outdoor dining, entertaining or simply enjoying the sunshine.

The property is presented in a clean and neutral style throughout, allowing the next owner to move straight in while also offering scope to add their own personality.

The property benefits from a convenient position close to a range of everyday amenities, local services and recreational facilities. Gamston provides easy access towards Nottingham and the highly sought-after West Bridgford area, while local bus services provide further transport connections.

With its combination of excellent presentation, two genuine bedrooms, private parking, enclosed rear garden and convenient location, this is a home that needs to be viewed to be fully appreciated.

Accommodation & Amenities

- Immaculately presented throughout, bright, clean and neutral accommodation ready to move straight into.
- Excellent property for first-time buyers, couples or investors.
- Private driveway offering valuable off-road parking
- Enclosed rear garden that has a private and versatile outdoor space with lawn, patio and mature planting.
- Modern fitted kitchen, well-equipped with integrated appliances and excellent storage/worktop space.
- Popular Gamston location – conveniently positioned for local amenities, Nottingham and access towards West Bridgford.

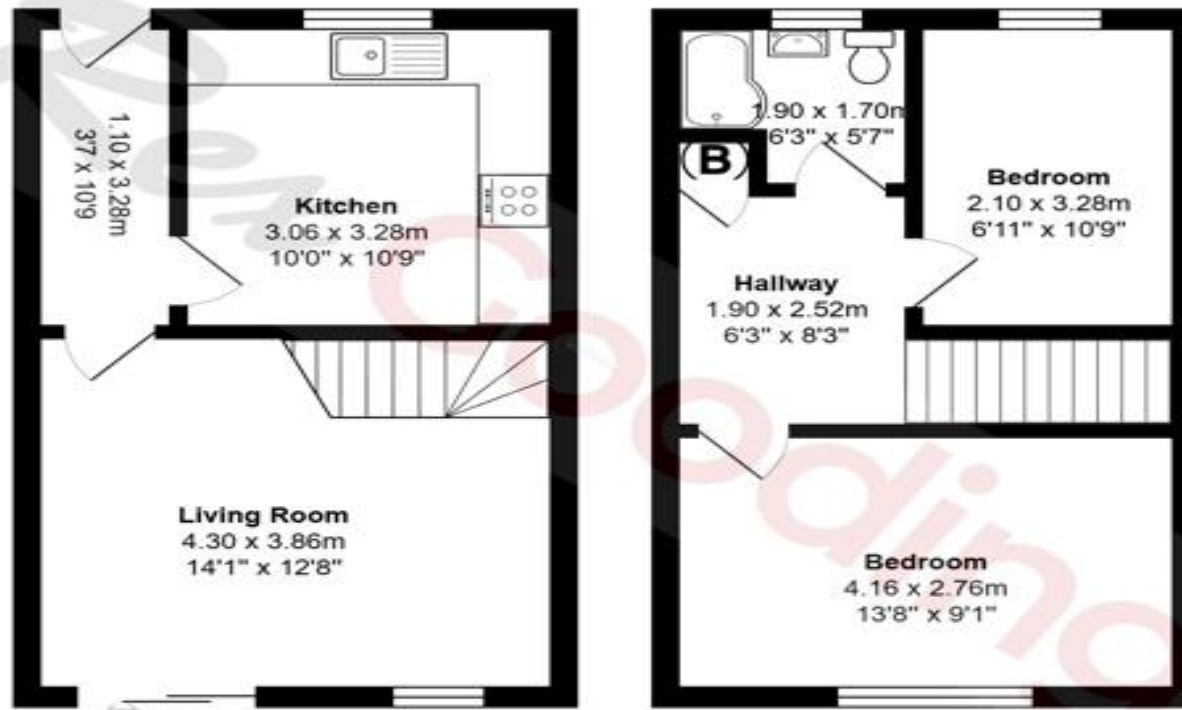






Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Total Area: 61.8 m² ... 665 ft²

All measurements are approximate and for display purposes only