



# This wonderful home discretely nestles off Willow Lane

**2 Rectory Cottages, Willow Lane, Gedling, Nottingham**

Freehold









A detached family home full of character • Four reception rooms • Home office / gym • Five double bedrooms • En suite and family bathroom • Separate Annex • Bespoke fitted breakfast kitchen • Double garage & carport • Landscaped gardens • Sought after village location

### Local Information

Gedling Village is a highly regarded residential location on the outskirts of Nottingham city centre and Willow Lane is one of the finest and most regarded addresses within the locality.

Gedling Village is located approximately 5 miles from Nottingham city centre bordering Trent Valley countryside and offering a wide range of local services and amenities for day-to-day living together with schooling for children of all ages. The property is also well located for the Region's commercial and retail centres with various road networks.

### About this property

#### GROUND FLOOR

**RECEPTION HALL** Radiator, stairs to first floor and doors off to:

**CLOAKS** Low level WC, wash hand basin and frosted double glazed window to the rear.

**LIVING ROOM** Exposed beams, double glazed French doors to the front, radiator and bare faces brick fireplace with inset gas fire.

**DINING ROOM** Radiator, exposed beams, wall light points and double glazed windows to the front & rear.

**LOUNGE** Exposed beams, two radiators, bare faced brick chimney breast with open fire, double glazed windows to the front and rear, double glazed French doors to the front and door to the side.

**BREAKFAST KITCHEN A** bespoke kitchen with base and wall units, stone worktops, stainless steel sink unit, induction hob, cooker hood, integrated dishwasher, microwave, double oven, coffee machine, island unit with wine cooler, double glazed window to the side and door to the rear.

**UTILITY** Plumbing for washer, radiator and frosted window to the rear.

**GYM / OFFICE** A useful room offering multiple uses. Double glazed French doors to the front.

#### FIRST FLOOR

**LANDING** A generous landing with sitting area and windows to the front.

**BEDROOM ONE** Double glazed windows to the front and side, exposed beams, fitted wardrobes and radiator.

**ENSUITE** Double width shower, low level WC, vanity with wash hand basin, towel radiator and double glazed velux window.





**BEDROOM TWO** Vaulted ceiling with exposed beams, radiator, double glazed windows to the side and rear.

**BEDROOM THREE** Double glazed window to the rear, radiator and exposed beams.

**BEDROOM FOUR** Double glazed windows to the front and rear and radiator.

**FAMILY ROOM** Shower bath, low level WC, vanity with wash hand basin, towel radiator and frosted double glazed window to the rear.

**STUDY AREA** Radiator and double glazed window to the front.

**ANNEX A** separate access with its own front door and stairs leading to the first floor.

#### FIRST FLOOR

**LOUNGE / LIVING ROOM**  
Exposed beams, radiator, double glazed window to the rear.

**BEDROOM** Radiator, exposed beams and double glazed window to the front.

**BATHROOM** Low level WC, panelled bath, pedestal wash hand basin and frosted double glazed window.

**STUDY AREA** Radiator and double glazed window to the front.

#### OUTSIDE

**TO THE FRONT & SIDE** The property is approached via a private tree lined driveway leading to the gravelled driveway that runs round the property to the rear. The formal gardens are laid mainly to lawn with feature flower borders, a variety of mature trees and shrubs and a private patio area.

**TO THE REAR** Further car standing giving access to the car port and double garage with up and over garage door.

#### Tenure

Freehold

#### Energy Performance

EPC Rating = E

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Nottingham Office.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	50	73
England, Scotland & Wales	EU Directive 2002/91/EC 	

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