



£695 PCM

Orchard Mews Gedling Manor Wood Lane

House | 3 Bedrooms | 1 Bathroom

0115 697 28 29



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# Step Inside

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## Key Features

- Part of the historic Gedling Manor
- Spacious Mews House
- Private car park
- Private enclosed garden
- Highly sought after location - Wood Lane Gedling
- Stones throw from Carlton Le Willows School
- 3/4 spacious bedrooms
- Heat source pump - economic utility bills

## Property Description

Orchard Mews part of the characterful Gedling Manor 3/4 Bedroomed Mews house steeped in history. There's no clean contemporary lines here. This is a large property, with all rooms except one, located on the ground floor. With a private gravelled car park entranced off the sought after Wood Lane.

## Main Particulars

This really is a great opportunity for the right tenants. A period Mews property situated in the private court yard which is shared with the stable block. (No horses live here anymore sadly). The court yard is now providing lots of private parking for residents and visitors alike.

Gedling Manor and Orchard Mews are located at the top of the sought after Wood Lane. The mews itself offers a great space for you to make it your own and add your own personal style.

The rooms are very flexible in their use and could offer a combination of 3/4 bedrooms/ study/craft room/dining room/large lounge.

This is definitely not the place if you like contemporary, clean lines, but will be right up your street if you want to add your own take on the interior look.

The initial tenancy is for 6 months and is likely to carry on for at least 12 months and potentially longer.

Why not take a virtual tour with a simple click on the video?

Kitchen w: 4.71m x l: 2.72m - Large Kitchen with base and high level units.

Dining w: 5.09m x l: 2.72m - Large dining room with window overlooking the private back garden.

Lounge w: 4.66m x l: 4.83m - Very large lounge with door leading to the private back garden.

Bathroom w: 1.41m x l: 3.2m - Traditional style bathroom with electric over bath shower.

The staircase leads off from the main entrance hallway and up to the large main bedroom.

Bedroom 1 w: 5.16m x l: 5.19m - Large 1st floor bedroom with views out over the garden. This bedroom comes complete with raised platform and fitted wardrobes.

Bedroom 2 w: 2.51m x l: 3.32m - Ground Floor

Bedroom 3 w: 2.8m x l: 3.2m - Ground Floor

Rear Garden - This is a quaint rear enclosed garden ideal for children or adults alike.

This property benefits from an air source pump which will help reduce electricity and gas consumption.

The property benefits from central heating radiators.

The property is accessed through the private car park located on Wood Lane.

The deposit is £695.

There is ample parking available in the private car park.

The property is currently on the market and the tenancy will be for an initial 6 months. It is likely that the property will remain available for at least 12 months and maybe longer if the buyers decide to keep the property

tenanted.

3 Bedrooms

Available Immediately

Beautiful location

Central Heating

Entrance off the street

Fitted Bathroom

Fitted Kitchen

Garden

Good community

Good transport links

Huge Double Room

Huge fully fitted wardrobe and storage

Large Bedroom

Large Lounge

Off street parking

Plenty of space for Storage

Separate bathroom

Spacious

Very Private



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