



**35 Pembroke Drive, Carlton-In-Lindrick
Nottinghamshire S81 9DW**

Guide price £230,000

GUIDE PRICE £230,000-£240,000

We are delighted to be the selling agents of this well presented, three bedroom detached family home nestled away at the end of Pembroke Drive with open fields next to the property and is located in the desirable village of Carlton-In-Lindrick, close to beautiful walks, walking distance to the park, shops, hairdressers, doctors, schools and other amenities. Easy access to A1, M1 and M18, perfect for commuters. In brief the property welcomes you; entrance hall, downstairs WC, a generous size lounge and a spacious kitchen/diner to the ground floor with rear French doors opening onto the garden. To the first floor; three good size bedrooms and a family three piece bathroom suite. Outside offers off road parking, patio and lawn gardens. This property benefits from not being overlooked and only by viewing will you appreciate the size and accomodation we have on offer!

- Detached
- Off Road Parking
- Downstairs WC
- Three Bedrooms
- Nestled Away In A Corner
- D/G & G/H
- Generous Size Property
- Well Presented Throughout
- GUIDE PRICE £230,000-£240,000

locating your ideal home



Entrance Hall

With a front facing Upvc entrance door, central heating radiator, laminate flooring and stairs leading to the first floor accomodation with understairs storage cupboard.

Lounge

14'11 x 13'3 (4.55m x 4.04m)

A generous size living room with a front facing double glazed window, power points, TV point, central heating radiator and a wall mounted electric fire.

Downstairs WC

Kitchen/Diner

11'1 x 19'5 (3.38m x 5.92m)

A spacious kitchen having a range of high and low level units, roll edge worktops incorportaing a stainless steel sink and drainer, integrated four ring gas hob with electric oven and a stainless steel extrator, plumbing for a washing machine, tiled flooring, power points, a side facing Upvc access door, a rear facing double glazed window and rear facing double glazed French doors opening onto the garden.

First Floor-Landing

With a side facing double glazed window and loft access.

Bedroom One

12'10 x 12'2 (3.91m x 3.71m)

With a rear facing double glazed window, power points, central heating radiator and laminate flooring.

Bedroom Two

13'2 x 12'11 (4.01m x 3.94m)

With a front facing double glazed window, power points, central heating radiator and laminate flooring.

Bedroom Three

7'11 x 8'5 (2.41m x 2.57m)

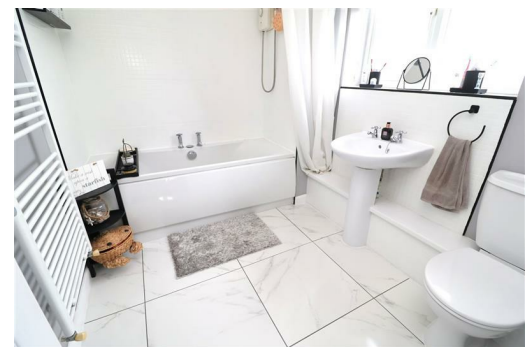
With a front facing double glazed window, power points, central heating radiator, laminate flooring.

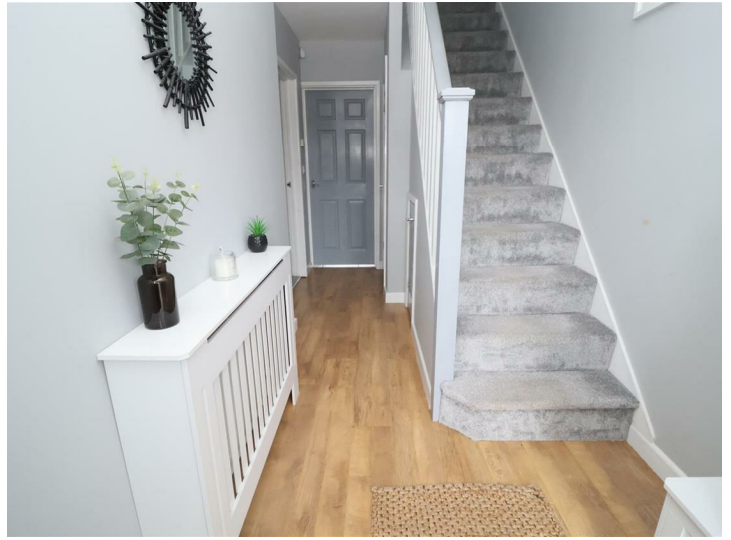
Bathroom

A three piece suite comprising of a panelled bath with electric shower over bath, pedestal sink, low flush w/c, towel radiator, marble effect tiling to the floor and a side facing double glazed obscure window.

External

To the front of the property is a driveway providing off road parking. Further to side of the property is a secured gated access leading to the rear garden offering a mainly laid to lawn and patio areas with fencing surround, storage shed and o outside tap.





Ground Floor

Approx. 47.3 sq. metres (509.1 sq. feet)



First Floor

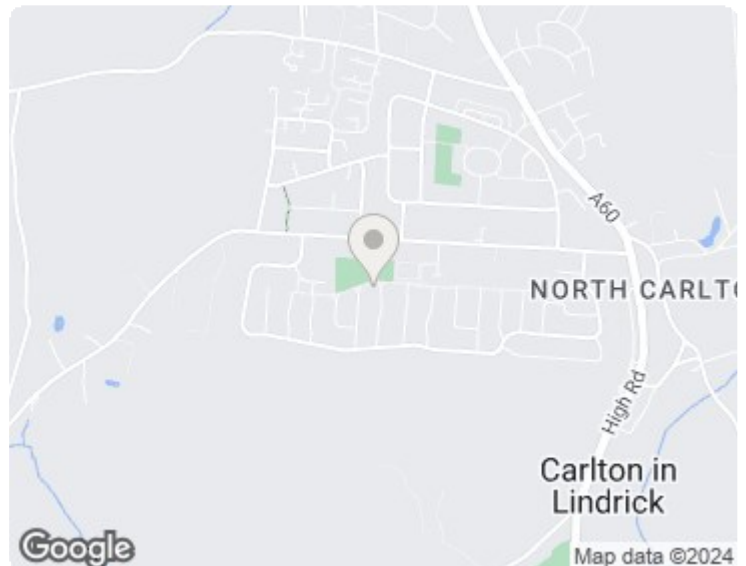
Approx. 47.4 sq. metres (510.5 sq. feet)



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	88
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial laundering information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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