





Guide Price £260,000-£270,000

Gedling Road
Carlton
Nottingham

NG4 3EX

EPC Rating 'E'

Guide Price £270,000-£280,000 This four bedroom stylish home is located close to a wide range of amenities that include schools, a wide range of shops and great public transport links including rail and recreational facilities all of which are close by. In brief the accommodation comprises a porch, entrance hallway with under stairs pantry, living / dining room, kitchen and utility area completes the ground floor. To the first floor there are four bedrooms and the family bathroom To the outside there is a low maintenance rear garden with a range of plants and shrubs and a seating area. Taking all of these positive attributes into account we most strongly recommend an internal viewing; this is the only way to appreciate all that the property has to offer both in terms of accommodation and location. Contact us now to book your viewing appointment.





UPVC DOUBLE GLAZED DOOR TO-

PORCH

Tiled flooring, original door to -

ENTRANCE HALLWAY

Wooden flooring, original coving, dado rail, under stairs pantry, stairs to upstairs accommodation and doors to living area, dining area and kitchen.

LIVING AREA

15' 6" into bay window x 12' 4" into alcove (4.73m x 3.77m)

uPVC double glazed bay window, coving, picture rail and ceiling rose to the ceiling, dado rail, feature surround with multifuel burning stove, marble hearth, radiator and opening to-

DINING ROOM

12' 4" into alcove x 12' 11" (3.77m x 3.94m)

uPVC double glazed French doors to the rear, coving, ceiling rose and picture rail to the ceiling, dado rail, plaster surround, multi fuel burner, granite hearth laminate flooring and a door leading to the hallway.

KITCHEN

17' 11" x 9' 9" (5.47m x 2.98m)

With a range of fitted wall and base units, composite sink with mixer tap, gas hob, electric oven, space for a washing machine, dryer, fridge, freezer and dishwasher, tiled flooring, laminate worksurfaces, radiator, spotlights to the ceiling, uPVC double glazed window to the rear, uPVC double glazed window to the side and uPVC double glazed door to the side.

LANDING

Doors to four bedrooms, family bathroom, coving to the ceiling, two radiators and a dado rail.

MASTER BEDROOM

12' 7" into alcove x 12' 5" (3.84m x 3.8m)

uPVC double glazed window to the front, limed oak flooring, two radiators and coving to the ceiling.

BEDROOM TWO

13' 0" into wardrobes x 12' 5" into alcove (3.98m x 3.80m)

Fitted wardrobes, radiator and uPVC double glazed window to the rear.

BEDROOM THREE

10' 9" into fitted cupboard x 5' 10" (3.30m x 1.80m)

uPVC double glazed window to the rear, radiator, coving and loft hatch to the ceiling.

BEDROOM FOUR

8' 11" x 6' 0" (2.72m x 1.83m)

uPVC double glazed window to the side, dado rail, coving to the ceiling and oak flooring.

FAMILY BATHROOM

Four piece bathroom suite comprising a low level WC, sink in vanity, corner bath, shower enclosure with main shower and aqua board, half tongue and groove walls, brick effect walls, extractor fan, towel rail and uPVC double glazed window to the rear.



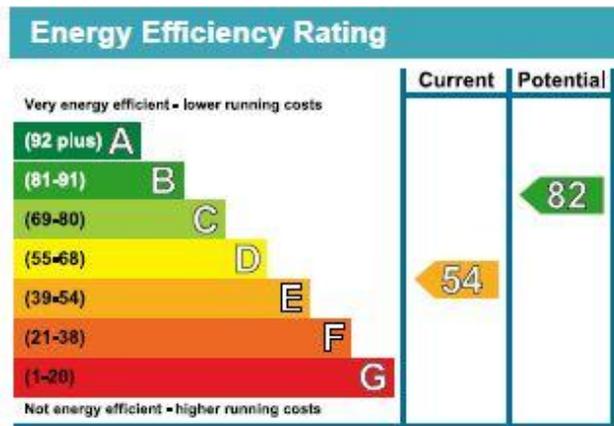
Tenure: Freehold

Council Tax Band B

Local Authority: Gedling Borough Council

Property Directions:

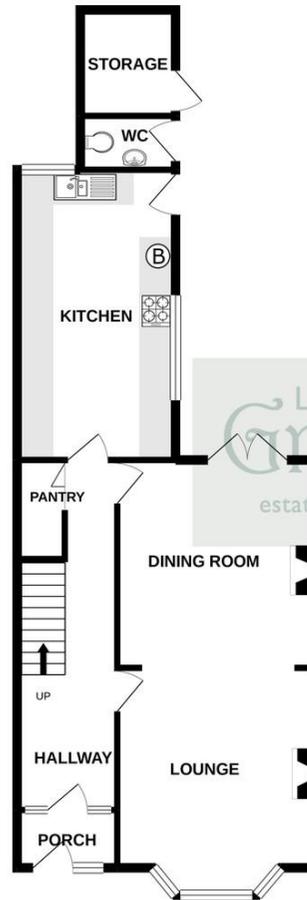
From our Gedling office turn onto Main Road. After the traffic lights light carry onto to Gedling Road. The property can be found on the right hand side identified by a ' For Sale Board'



Gedling
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Nottingham
NG4 3HP

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GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 1415 sq.ft. (131.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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