



Lilac Close, Carlton, TS21 1DS

Offered with no chain, this charming two bedroom semi-detached bungalow with a detached garage sits on a generous corner plot at the end of a cul-de-sac in the sought-after village of Carlton.

The property features Karndean flooring throughout the hallway, kitchen, and bathroom, leading to a spacious lounge/dining room with sliding doors to a conservatory that overlooks the beautiful garden. The well appointed kitchen includes fitted units and integrated fridge freezer, oven and hob, while both double bedrooms come with fitted wardrobes. The family bathroom offers a three piece suite with a shower over the bath.

The property is warmed by gas central heating (boiler new 2018) and double glazing throughout.

Externally, a highlight of the property are the extensive, well maintained lawned gardens surround the property to the front, south-west side, and south-facing rear, providing great potential for future expansion (subject to planning permission). The garden also enjoys a large patio, new fencing and a timber shed is included in the sale. The detached garage also provides a convenient workshop with power and electric lighting and there is driveway for off-road parking.

Carlton offers a welcoming village atmosphere with a community pub and combines semi-rural tranquillity with convenience, being less than 2.5 miles from schools, shops, and amenities. Excellent commuter links are also easily accessible via the A689, connecting to the A1 and A19.

£260,000



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HALL

LOUNGE/DINING ROOM
24'8" x 13'7" (7.52m x 4.14m)

KITCHEN
12'4" x 8'8" (3.76m x 2.64m)

CONSERVATORY
8'5" x 10'5" (2.57m x 3.18m)

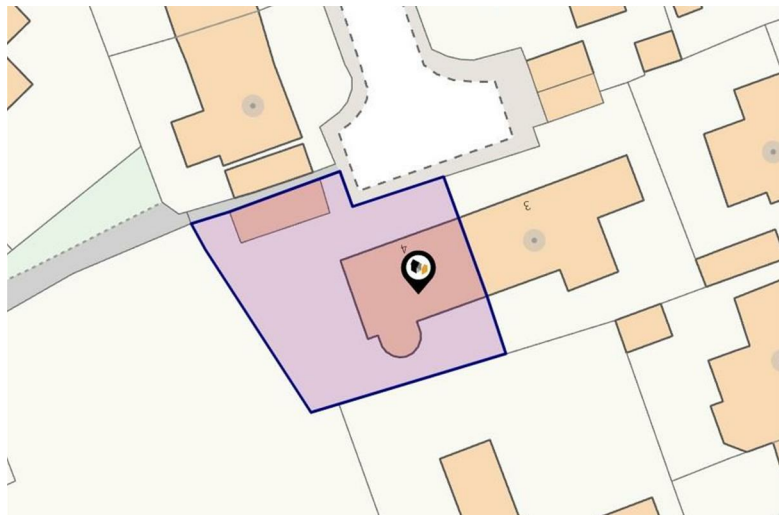
BEDROOM ONE
11'11" x 11'1" (3.63m x 3.38m)

BEDROOM TWO
10'3" x 10'6" (3.12m x 3.20m)

BATHROOM
9'5" x 5'6" (2.87m x 1.68m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



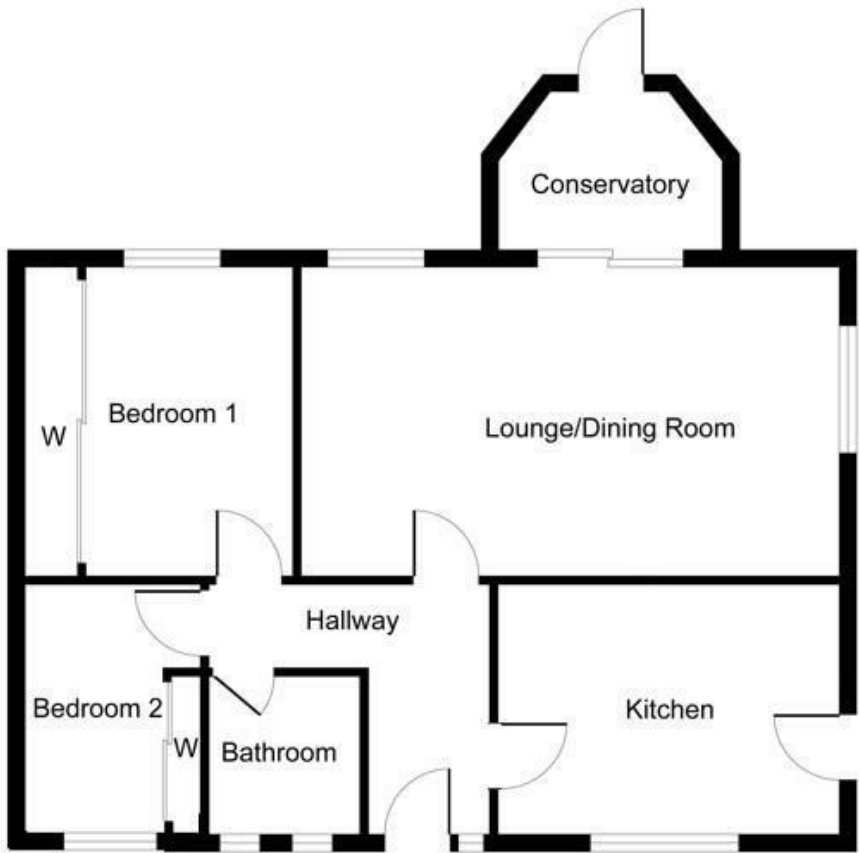
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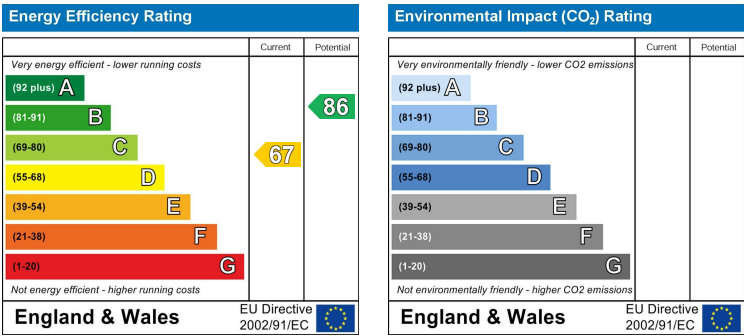
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VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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