



Trent Lane, Nottingham NG2 4DS



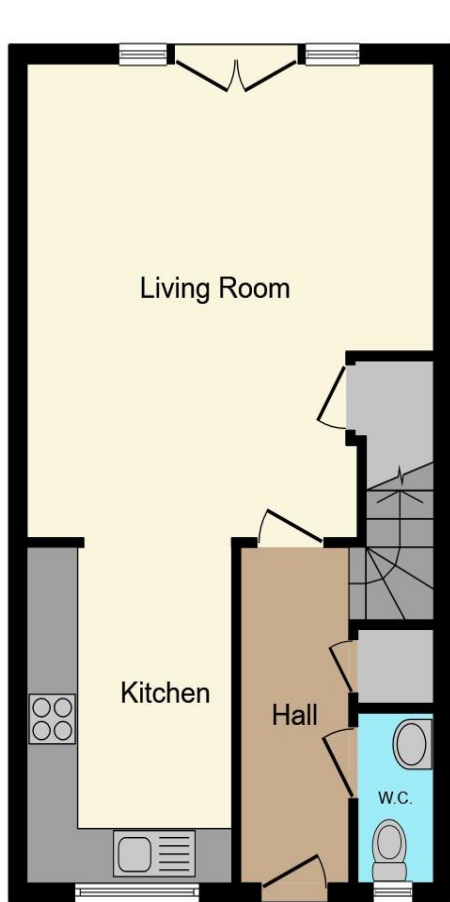


**welcome to**

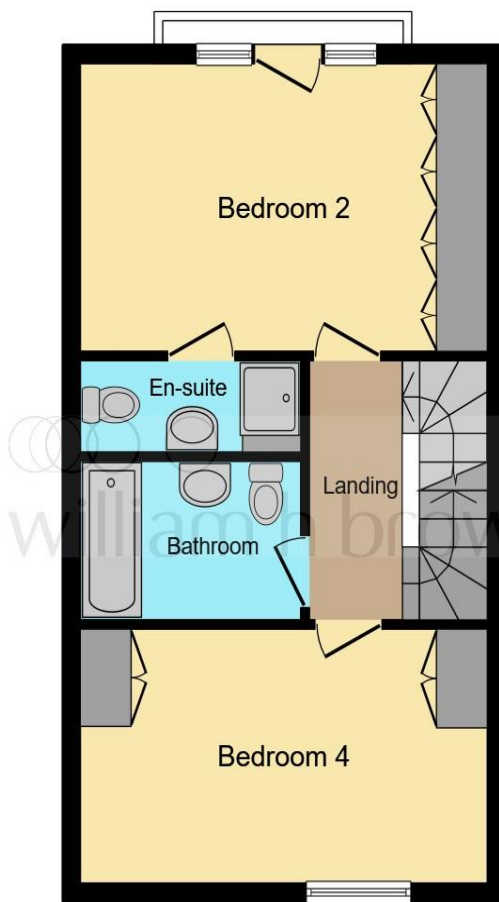
**Trent Lane, Nottingham**

The Carlton is a stylish and sizeable four-bedroom, three bathroom, three storey home. Located on the banks of the River Trent, this family home offers high specification, low running costs and 10 year new build warranty.

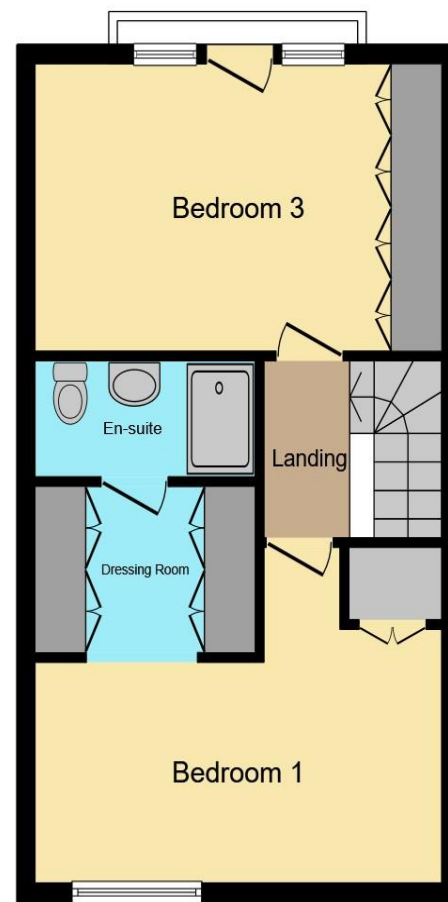




**Ground Floor**



**First Floor**



**Second Floor**

**Pelham Waterside Two**

**Ground Floor**

**Kitchen/living/dinner**  
16' 8" x 15' 7" ( 5.08m x 4.75m )

**First Floor**

**Bedroom Four**  
15' 7" x 10' 4" ( 4.75m x 3.15m )

**Bedroom Two**  
15' 7" x 10' 4" ( 4.75m x 3.15m )

**En-Suite**

**Bathroom**

**Second Floor**

**Bedroom Three**  
15' 7" x 9' 4" ( 4.75m x 2.84m )

**Bedroom One**  
15' 7" x 8' 7" ( 4.75m x 2.62m )

**En-Suite**

**External**

**Our Promise To You**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Trent Lane, Nottingham

- Brand new 4 bedroom house located on the Pelham Waterside Two development.
- Council Tax Band TBC
- Choice of flooring colours, wall tiles and kitchen cupboards subject to build stage.
- New build low running costs - predicted energy rating B.
- Gas central heating with smart wireless controller.

Tenure: Freehold EPC Rating: Exempt

# £420,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBF102846](https://www.williamhbrown.co.uk/Property/WBF102846)



Property Ref:  
WBF102846 - 0010

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