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DavidJames
the estate agent

Southlea Road, Carlton, Nottingham, NG4 1ET

Guide Price £250,000

About This Property

GUIDE PRICE £250,000 - £270,000 This well-presented detached house in Carlton offers a comfortable family living space with three bedrooms and convenient access to local amenities.

The property features an entrance porch leading to a hallway. The lounge benefits from a bay window to the front elevation, allowing plenty of natural light to fill the room.

The spacious dining kitchen is fitted with cream panelled units and features a combination of tiled and laminate flooring. It includes an integrated double oven, hob, and extractor. French doors open onto the rear garden, creating an ideal space for entertaining or family meals. Accessed from the dining kitchen is a ground floor WC with washbasin added further practicality.

The first-floor bathroom is equipped with a modern white suite and an electric shower, while the washbasin and WC are set within a vanity unit that offers additional storage.

Additional benefits include combination gas central heating, UPVC double glazing, and external wall insulation (On the three walls), ensuring a warm and energy-efficient home.

Externally, the property has a lawned rear garden with a patio area, perfect for outdoor activities or relaxation. A tandem driveway and garage provide ample off-road parking.

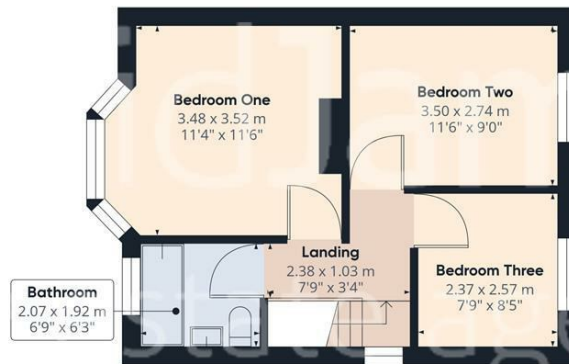
Situated close to bus routes, a local primary school, and a major supermarket, this property is ideally positioned for family convenience and easy access to surrounding areas.



- Detached house with the benefit of external insulation on 3 walls
- Three bedrooms
- Entrance porch and hallway, ground floor Wc with washbasin
- Lounge with bay window to the front elevation
- Dining kitchen with both tiled and laminate flooring and cream panelled units and French doors to the rear garden, integrated double oven, hob and extractor
- Bathroom/WC with white suits and electric shower with washbasin and WC set to a vanity unit with storage
- Combination gas central heating, UPVC double glazing, external wall insulation
- Lawned rear garden with patio area
- Tandem driveway and garage provide off road parking
- Close to bus routes and a local primary school as well as a major supermarket







Approximate total area*
80.77 m²
869.4 ft²

Reduced headroom
0.14 m²
1.51 ft²

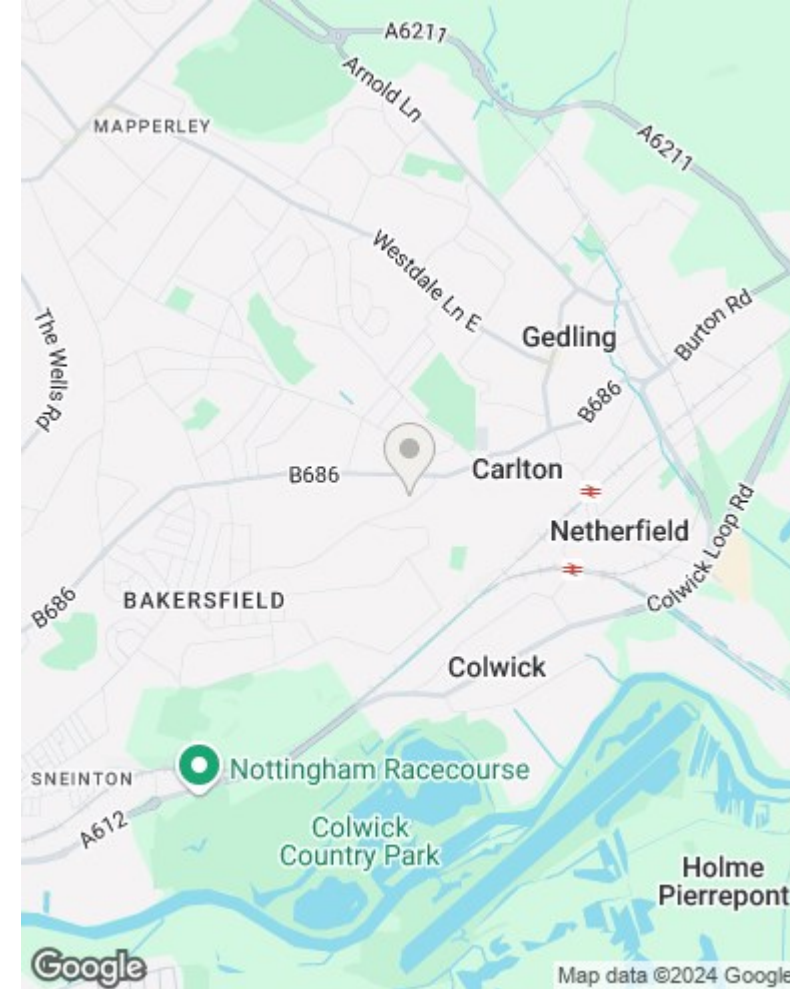
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Council Tax Band: C
Gedling Borough Council
Freehold

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