



43 Lancaster Road, Nottingham – NG3 7AH

Guide Price **£230,000**

DavidJames
the estate agent



43 Lancaster Road

Nottingham, Nottingham

Extended semi-detached family home with no chain, just a short walk from Carlton Hill's amenities! 2 reception rooms, kitchen, 3 beds, modern shower room and a well-presented rear garden. A must-view!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

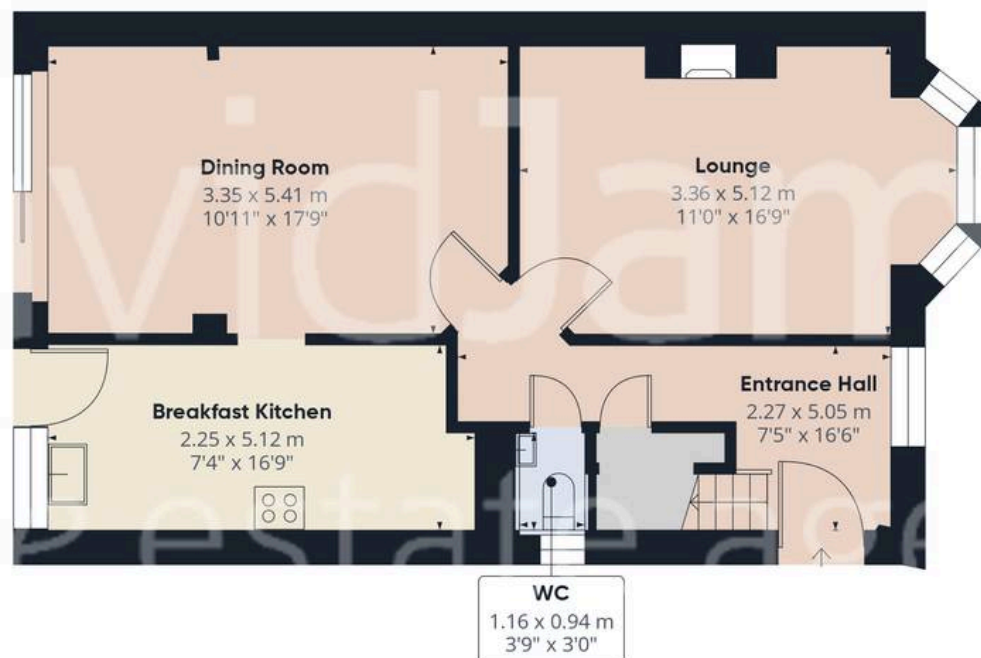
EPC Environmental Impact Rating:

- Extended semi-detached family home
- Offered to the market with no upward chain
- Within easy reach of Carlton's nearby shops and frequent bus services
- Initial welcoming entrance hall with a downstairs WC
- Bright and spacious lounge with a feature fireplace and bay window
- Generous and versatile dining room with sliding patio doors and garden views
- Fitted kitchen with integrated cooking appliances and a breakfast bar
- Three first floor well-proportioned bedrooms
- Beautiful modern shower room with a walk-in cubicle and twin-showerheads
- Superb lawned garden with an initial patio area, established planting and shed for storage









Floor 0

Approximate total area⁽¹⁾

95.2 m²

1027 ft²



Floor 1

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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