



132 Westdale Lane, Carlton – NG4 3PB

Guide Price **£270,000 – £280,000**

DavidJames
the estate agent



132 Westdale Lane

Carlton, Nottingham

GUIDE PRICE £270,000–£280,000 Link-detached family home with no chain on a prime corner plot close to Mapperley & Carlton's amenities! 2 reception rooms, 3 beds & a large garden with gated parking!

Council Tax band: C

Tenure: Freehold

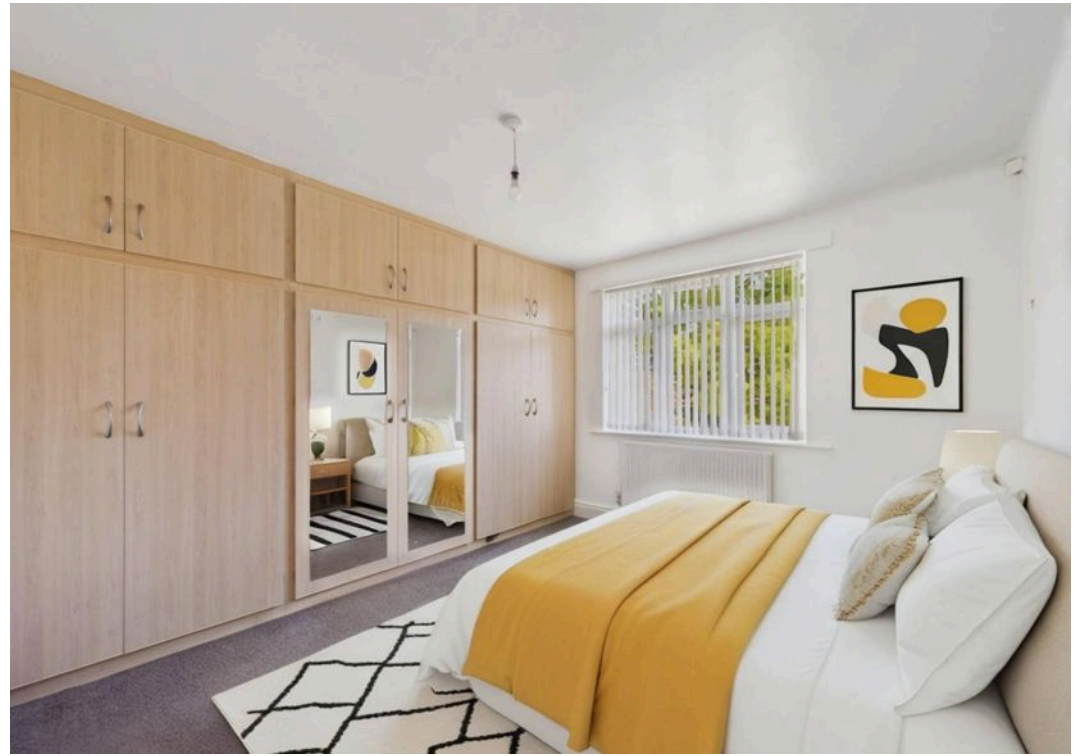
EPC Energy Efficiency Rating: D

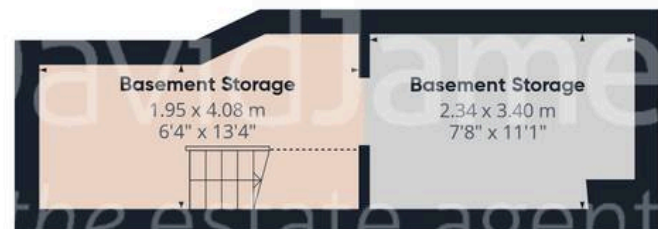
EPC Environmental Impact Rating: E

- Link-detached family home
- Offered to the market with no upward chain
- Prime corner plot position within easy reach of both Carlton and Mapperley's nearby amenities
- Welcoming entrance hall with the reassurance of a burglar alarm system
- Two bright and spacious reception rooms
- Fitted kitchen with space for freestanding appliances
- Three first floor bedrooms (bedrooms one and two with large fitted wardrobes)
- First floor family bathroom with a separate WC
- Generous lawned rear garden and a further lawned front garden
- Rear gated driveway providing convenient off-street parking

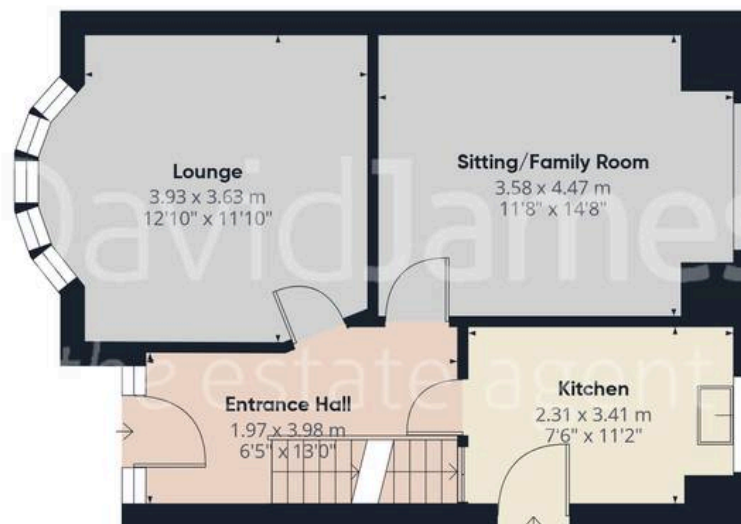




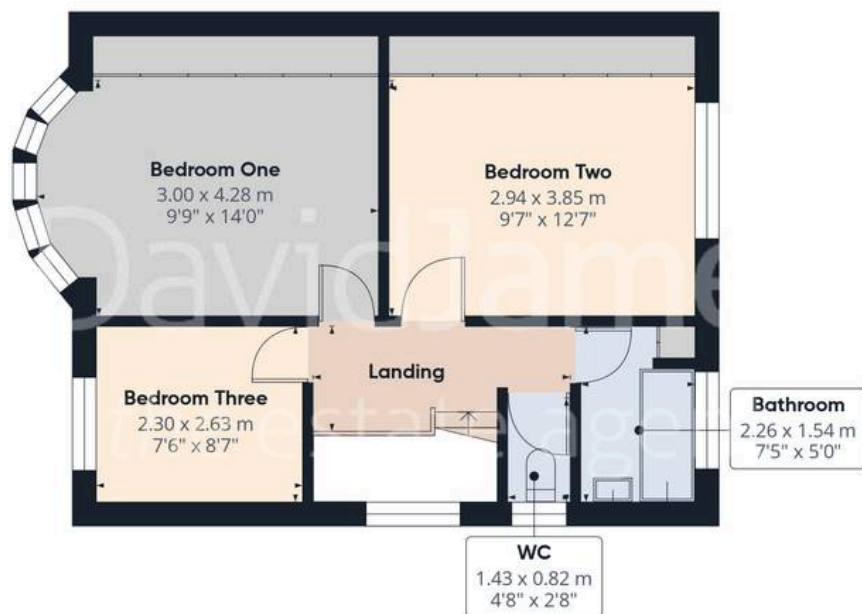




Floor -1



Floor 0



Floor 1

Approximate total area⁽¹⁾

103.7 m²

1117 ft²

Reduced headroom

1.4 m²

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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