



117 Westdale Lane, Carlton – NG4 3NW

Guide Price **£260,000**

DavidJames
the estate agent



117 Westdale Lane

Carlton, Nottingham

GUIDE PRICE £260,000-£280,000 Attractive 3 bed detached home close to excellent amenities – available with no chain! Lounge, fitted kitchen, bathroom & a generous family-sized garden plus parking!

Council Tax band: B

Tenure: Freehold

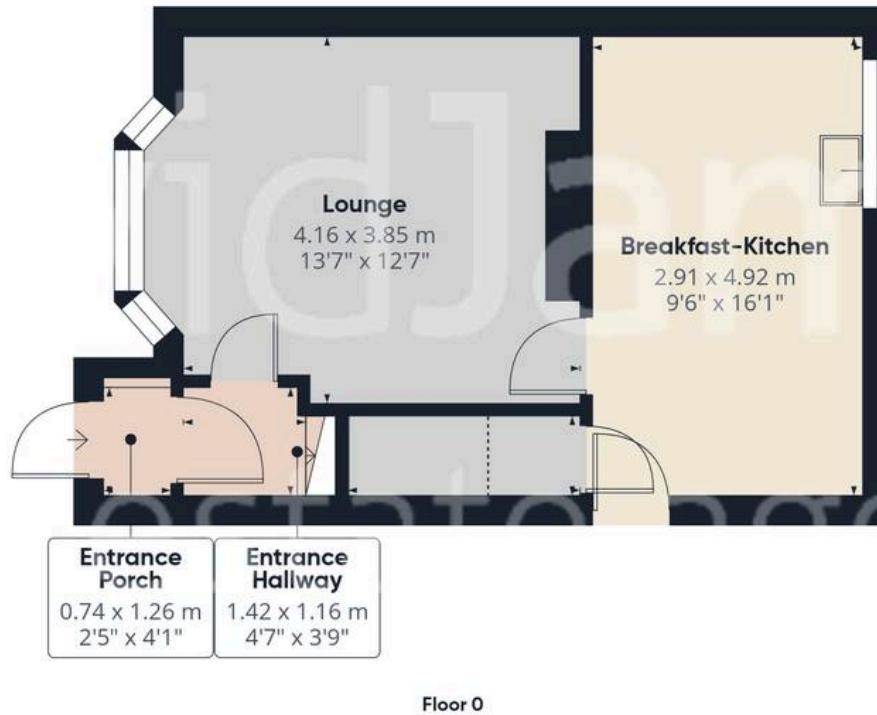
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Detached home in a popular and convenient residential location
- Available with no upward chain for a hassle-free move
- Bright, neutrally decorated lounge with soft carpeting, large bay window and focal ornate feature fireplace
- Spacious breakfast kitchen with garden views
- Three neutrally decorated bedrooms including two double bedrooms and a versatile third bedroom/home office
- Modern family bathroom
- Generous rear garden with large paved patio area lawn
- Large tarmac driveway
- Access to Mapperley's vibrant amenities, bars and restaurants
- Ideal for families, first-time buyers or anyone seeking a well-located home with potential



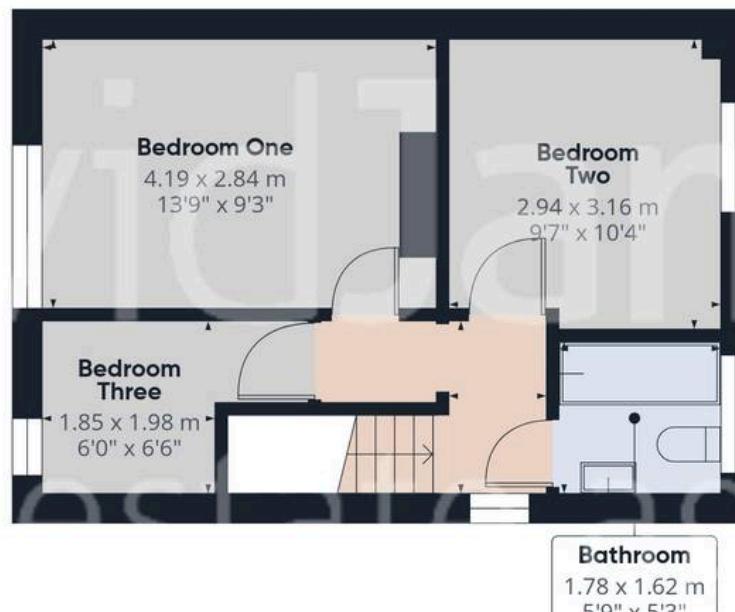




Approximate total area⁽¹⁾

67.4 m²
727 ft²

Reduced headroom
1.3 m²
14 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.





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