

JOHNSONS & PARTNERS

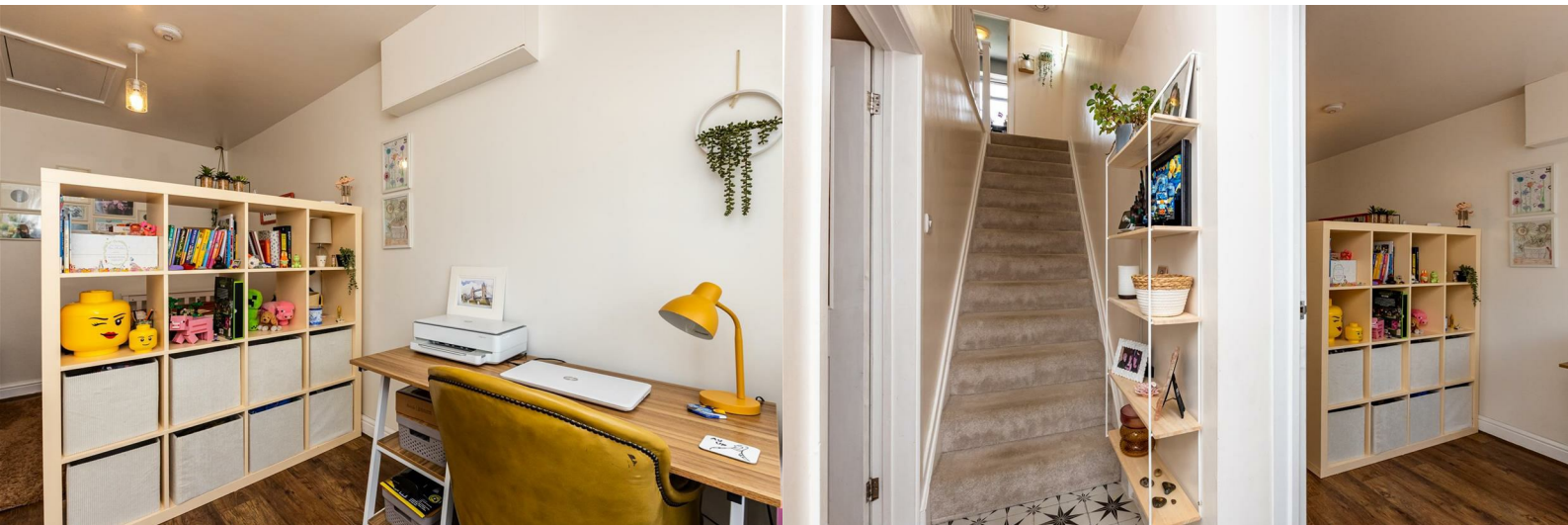
Estate and Letting Agency



62 KENSINGTON GARDENS, CARLTON

NOTTINGHAM, NG4 1DZ

£340,000



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Three Bedroom Detached Home | Cul-de-sac Location | Enclosed South Facing Rear Garden | Dining Kitchen & Utility Room | Ground Floor WC | Driveway | Close to Local Amenities | Viewings are Advised |

Nestled at the end of a peaceful cul-de-sac in the highly sought-after area of Carlton, Nottingham, sits a beautifully presented three-bedroom detached home, perfect for growing families. This delightful property, located on Kensington Gardens, offers a blend of modern living with the comfort and tranquillity of a private, south-facing garden.

Upon entering, you're greeted by a spacious living room, bathed in natural light, creating a warm and inviting atmosphere. The heart of the home is the modern dining kitchen, complete with a central island, integrated appliances, and a convenient utility room. Adjacent to this area, you'll find a versatile understairs pantry cupboard and a charming conservatory that opens up to the garden, perfect for alfresco dining and family gatherings.

For those working from home, the ground floor also hosts a flexible office room, which can effortlessly transition into a fourth bedroom, additional TV room, or a playroom to suit your family's needs. Upstairs, three well-appointed bedrooms promise restful nights, accompanied by a stylish modern bathroom.

Externally, the property benefits from a private driveway with space for two vehicles, while the rear garden offers a sanctuary for relaxation or play.

Located close to local amenities and within easy reach of schools and transport links, this home caters to all the essentials of family life. With viewings highly advised, don't miss the opportunity to make this exceptional house your new family home.

Entrance Hallway

Living Room

13'11" x 13'0" (4.25 x 3.97)

Breakfast Kitchen

16'4" x 9'7" (5 x 2.93)

Pantry Cupboard

5'3" x 3'1" (1.61 x 0.95)

Utility Room

7'4" x 6'2" (2.26 x 1.90)

Conservatory

11'1" x 9'6" (3.40 x 2.90)

Office/Bedroom Four

15'1" x 7'6" (4.60 x 2.31)

Ground Floor WC

5'2" x 2'5" (1.58 x 0.74)

First Floor Landing

Bedroom One

10'3" x 8'2" (3.14 x 2.51)

Bedroom Two

9'5" x 8'9" (2.88 x 2.68)

Bedroom Three

7'6" x 7'1" (2.30 x 2.16)

Bathroom

7'2" x 6'2" (2.20 x 1.90)

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band C

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information,

we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



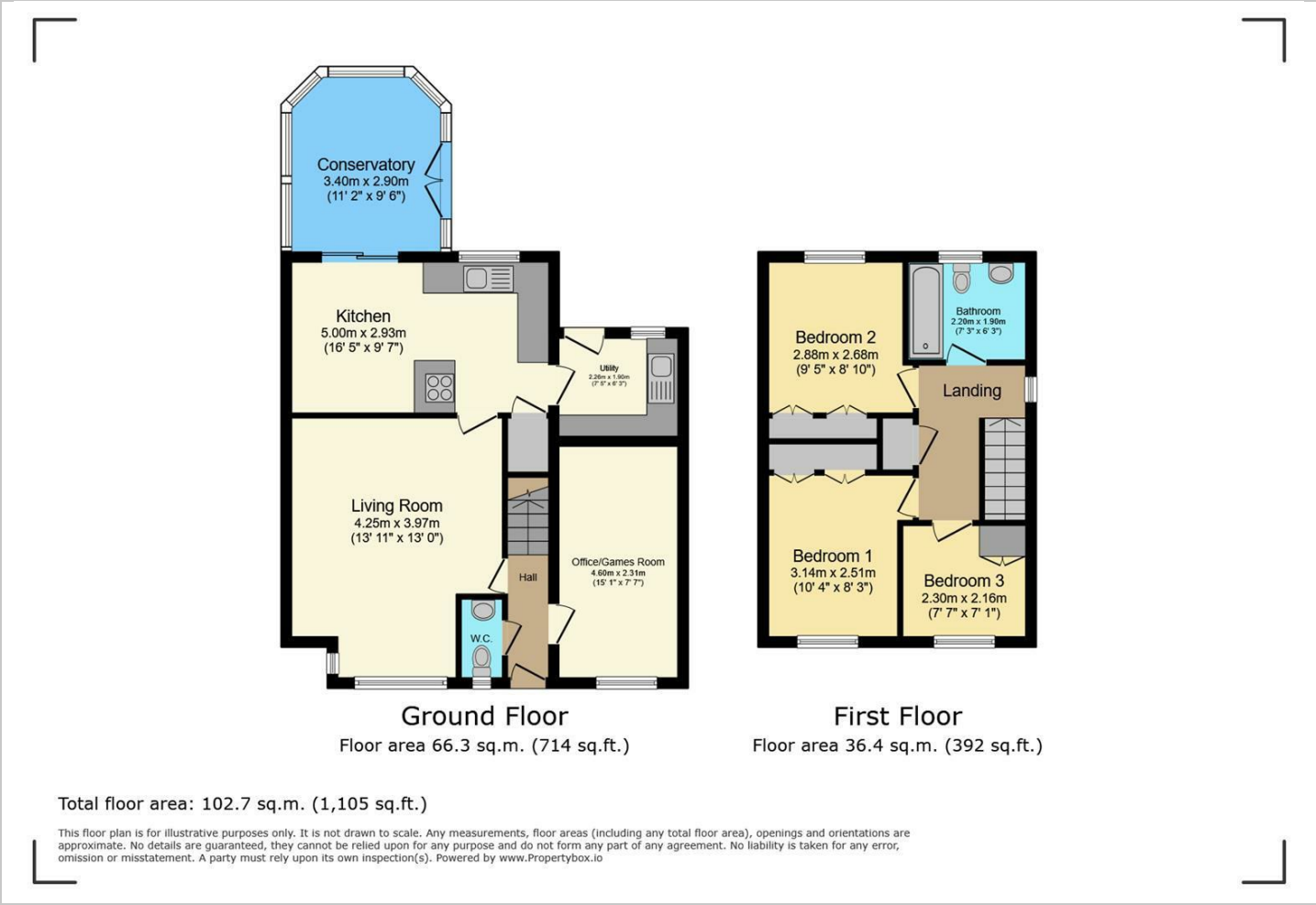
Hybrid Map



Terrain Map



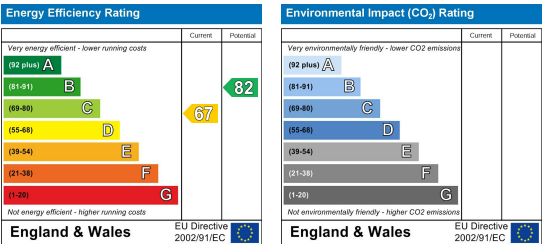
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.