

# HoldenCopley

PREPARE TO BE MOVED

Westdale Lane, Carlton, Nottinghamshire NG4 3PB

---

Guide Price £280,000



Westdale Lane, Carlton, Nottinghamshire NG4 3PB





GUIDE PRICE: £280,000 - £300,000

NO UPWARD CHAIN...

This three-bedroom detached house, offered with no upward chain, is situated in a popular location close to an array of local amenities, including shops, eateries, schools, and excellent commuting links.

On the ground floor, the property boasts two spacious reception rooms, offering plenty of versatility for family living and entertaining. The fitted kitchen, perfect for your culinary needs, provides access to a cellar that offers ample storage space. The upper level features two double bedrooms, both with fitted wardrobes, a single bedroom, and a bathroom with a separate W/C for added convenience. Outside, the front of the property includes a lawn, while the rear garden offers a concrete patio area, a lawn, and shrubs. The rear also benefits from a driveway providing off-road parking, making this home both practical and appealing for modern family living.

MUST BE VIEWED!







- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Bathroom & Sperate W/C
- Cellar
- Driveway
- No Upward Chain
- Popular Location
- Must Be Viewed











## GROUND FLOOR

### Entrance

The entrance hall has vinyl flooring, carpeted stairs, a radiator, UPVC double-glazed obscure windows to the front elevation and a single composite door providing access into the accommodation.

### Living Room

13'5" into bay x 12'11" (4.09m into bay x 3.94m)

The living room has carpeted flooring, a radiator, ceiling coving, a ceiling rose and a UPVC double-glazed bay window to the front elevation.

### Dining Room

14'8" x 11'8" (4.47m x 3.56m)

The dining room has carpeted flooring, a radiator, ceiling coving, a ceiling rose and sliding patio doors opening out to the rear garden.

### Kitchen

11'2" x 7'6" (3.40m x 2.29m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, partially tiled walls, vinyl flooring, recessed spotlights, access to the cellar, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the side of the property.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a UPVC double-glazed obscure window to the side elevation and access to the first floor accommodation.

### Master Bedroom

14'2" into bay x 11'10" (4.32m into bay x 3.61m)

The main bedroom has carpeted flooring, a radiator, fitted wardrobes and a UPVC double-glazed bay window to the front elevation.

### Bedroom Two

12'9" x 11'9" (3.89m x 3.58m)

The second bedroom has carpeted flooring, a radiator, fitted wardrobes and a UPVC double-glazed window to the rear elevation.

### Bedroom Three

8'8" x 7'6" (2.64m x 2.29m)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

### Bathroom

7'5" x 4'11" (2.26m x 1.50m)

The bathroom has a pedestal wash basin, a panelled bath, a radiator, an in-built storage cupboard, tiled walls, tiled flooring, access to the boarded loft and a UPVC double-glazed obscure window to the rear elevation.

### W/C

This space has a low level flush W/C, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

## BASEMENT

### Cellar

13'3" x 6'11" (4.04m x 2.11m)

The cellar has courtesy lighting and ample storage space.

## OUTSIDE

### Front

To the front of the property is a lawn, access to the rear garden, hedge borders and a brick-wall boundary.

### Rear

To the rear is a gated driveway providing off-road parking, a lawn, a concrete patio area, shrubs, hedge borders and fence panelling boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

Sewage – Mains Supply

Flood Risk – The Government website states this a medium risk flood area.

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley 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.

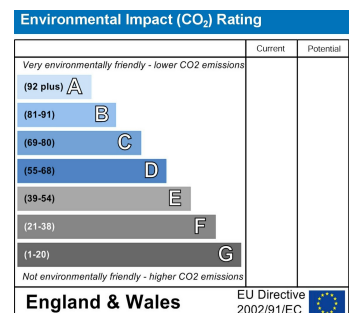
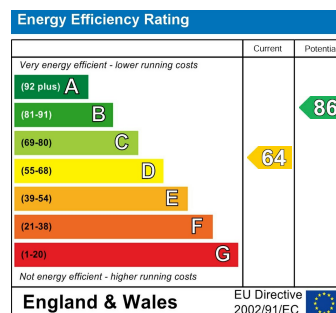
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: 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 HoldenCopley 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. HoldenCopley 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 HoldenCopley removing a property from the market and instructing solicitors for your purchase.

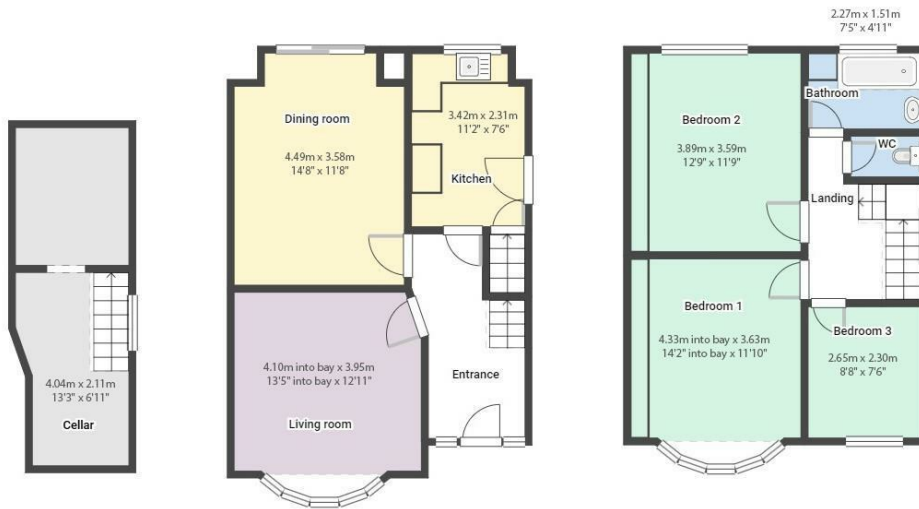
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available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





# Westdale Lane, Carlton, Nottinghamshire NG4 3PB

**HoldenCopley**  
PREPARE TO BE MOVED



**FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
© HoldenCopley

**0115 7734300**

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees: 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 HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.