

HoldenCopley

PREPARE TO BE MOVED

Lavender Crescent, Carlton, Nottinghamshire NG4 3QY

Guide Price £280,000

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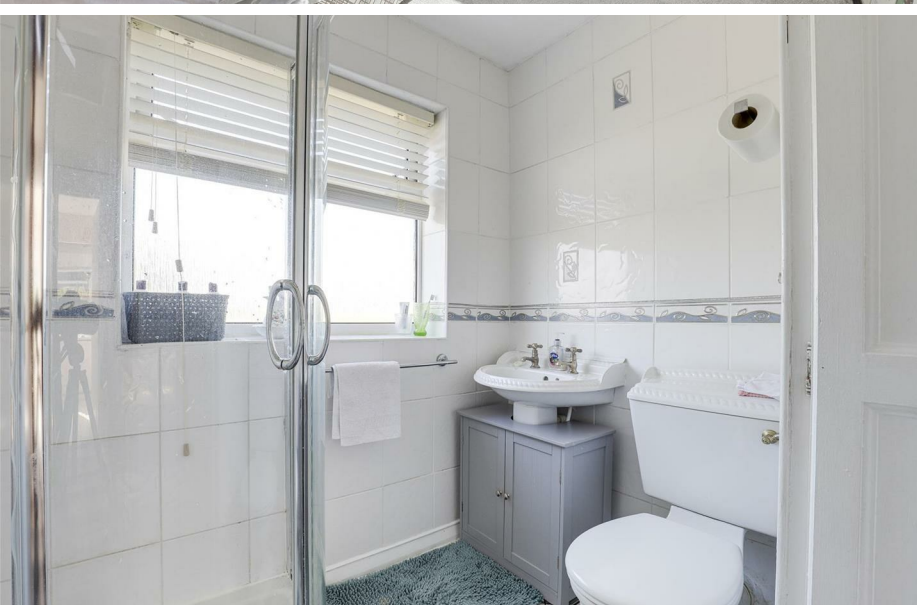
GUIDE PRICE £280,000 - £290,000

SPACIOUS DETACHED FAMILY HOME...

Situated in the highly sought-after area of Carlton, known for its convenience and easy access to shops, schools, and a plethora of other local amenities, this three bedroom detached family home is an ideal purchase for any type of buyer. Internally, the ground floor offers a porch, a spacious entrance hall leading into a fitted kitchen, a large living room with a feature fireplace and sliding patio doors into the conservatory. Upstairs, the first floor offers a double master bedroom with fitted furniture, a second double bedroom, and a single bedroom, serviced by a three-piece bathroom suite. The second floor of this house offers a boarded and plastered loft room, and a separate storage room. Externally, the front of the property has off-street parking, a lawned area, and access to the garage. To the rear is a private enclosed garden with a decked seating area, a lawned area, and a useful garden shed providing ample storage space.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Fitted Kitchen
- Large Living Room With Feature Fireplace
- Conservatory
- Three Piece Bathroom Suite
- Loft Room
- Detached Garage & Off-Street Parking
- Private Enclosed Garden
- Must Be Viewed





GROUND FLOOR

Porch

5'11" x 1'2" (1.81m x 0.38m)

The porch has exposed brick walls, UPVC double-glazed obscure windows to the front elevation, and a single UPVC door providing access into the accommodation.

Entrance

10'4" x 6'6" (3.15m x 1.99m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a dado rail, an in-built under-the-stairs cupboards, coving to the ceiling, UPVC double-glazed obscure windows to the front elevation, and a single UPVC door providing access into the accommodation.

Kitchen

15'8" x 7'10" (4.79m x 2.40m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a ceramic sink and a half with a swan neck mixer tap and drainer, an integrated gas hob with a stainless steel extractor fan, an integrated double oven, space and plumbing for a washing machine, space for a fridge freezer, tiled flooring, partially tiled walls, recessed spotlights, access to the garage, and a UPVC double-glazed window to the rear elevation.

Living Room

23'9" x 11'3" (7.26m x 3.44m)

The living room has wood-effect flooring, a feature fireplace with a decorative surround and a hearth, a radiator, a dado rail, coving to the ceiling, a UPVC double-glazed window to the front elevation, and a sliding patio door leading into the conservatory.

Conservatory

12'0" x 9'4" (3.66m x 2.85m)

The conservatory has wood-effect flooring, a radiator, coving to the ceiling, a UPVC double-glazed window to the rear elevation, and a sliding patio door leading out to the rear garden.

FIRST FLOOR

Landing

6'5" x 8'3" (1.98m x 2.54m)

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

Master Bedroom

11'6" x 11'3" (3.53m x 3.43m)

The main bedroom has wood-effect flooring, a radiator, a range of fitted furniture including wardrobes, cupboards, and a vanity, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'4" x 9'10" (3.47m x 3.00m)

The second bedroom has wood-effect flooring, a dado rail, a radiator, coving to the ceiling, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

7'10" x 7'10" (2.40m x 2.40m)

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

Bathroom

6'5" x 6'3" (1.98m x 1.92m)

The bathroom has a low level flush W/C, a pedestal wash basin, a shower enclosure with an electric handheld shower fixture, vinyl flooring, tiled walls, an in-built storage cupboard, and a UPVC double-glazed obscure window to the front elevation.

SECOND FLOOR

Loft Room

16'6" x 8'3" (5.03m x 2.54m)

The loft room has carpeted flooring, a radiator, and two Velux windows.

Store

8'3" x 6'10" (2.54m x 2.10m)

The store has wooden floorboards and provides ample storage space.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, access to the garage, a lawned area, and stone wall boundaries.

Garage

27'7" x 10'6" (8.41m x 3.21m)

The garage has an up and over door, fitted base and wall units with a rolled-edge worktop, lighting, and electricity.

Rear

To the rear of the property is a private enclosed garden with a decked seating area, a lawned area, planted areas, a garden shed, and boundaries made up of fence panelling and stone wall.

Garden Shed

13'8" x 7'4" (4.19m x 2.26m)

The garden shed provides great storage space.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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.

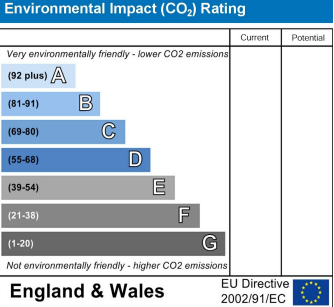
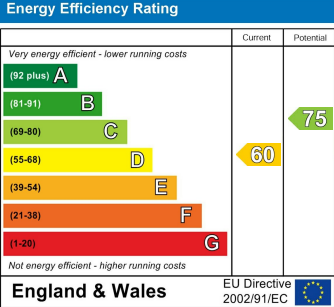
The vendor has advised the following:

Property Tenure is Freehold.

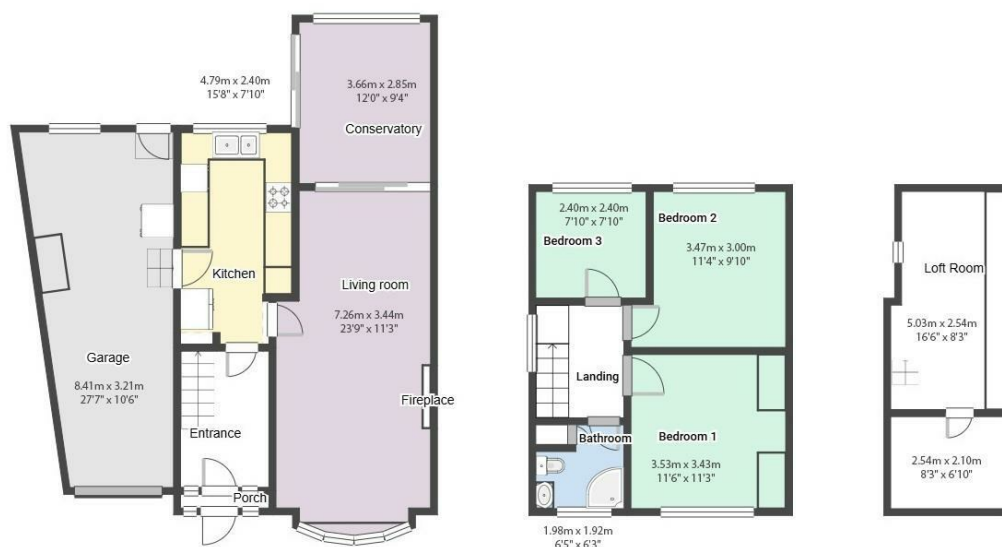
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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.

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