



DavidJames
the estate agent

Westdale Lane, Carlton, Nottingham, NG4 3JU

£1,250 Per Calendar Month

About This Property

Situated in a popular Carlton location with excellent amenities and transport links, this well-presented detached house offers spacious and versatile living throughout. The welcoming entrance hall features handy under-stair storage and leads to a bright living room with a charming bay-fronted window, which opens seamlessly into the dining room where French doors provide direct access to the enclosed rear garden. An additional opening flows through to the kitchen, complete with an integrated oven and hob. The first floor hosts three bedrooms, including two generous doubles—one benefitting from fitted wardrobes—alongside a bathroom/WC fitted with a white suite and electric shower. Outside, the property boasts a private rear garden with a versatile garden room, ideal for use as a home office, studio, or storage space. Further highlights include gas central heating, UPVC double glazing, a car port, and a gated driveway offering off-street parking for multiple vehicles, making this an ideal choice for families or professionals seeking a well-connected home in a desirable area.

TENANCY DETAILS

Available From: 14th January 2025

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: TBC

Council Band: B

Pets: Not permitted



- Detached house
- Three bedrooms, including two doubles
- Fitted wardrobes to one of the double bedrooms
- Entrance hall with useful under-stair storage
- Bright living room with bay-fronted window
- Dining room with French doors to the rear garden
- Kitchen with integrated oven and hob
- Bathroom/WC with white suite and electric shower
- Enclosed rear garden with versatile garden room
- Gated driveway and car port providing ample off-street parking







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
98 m²
1055 ft²

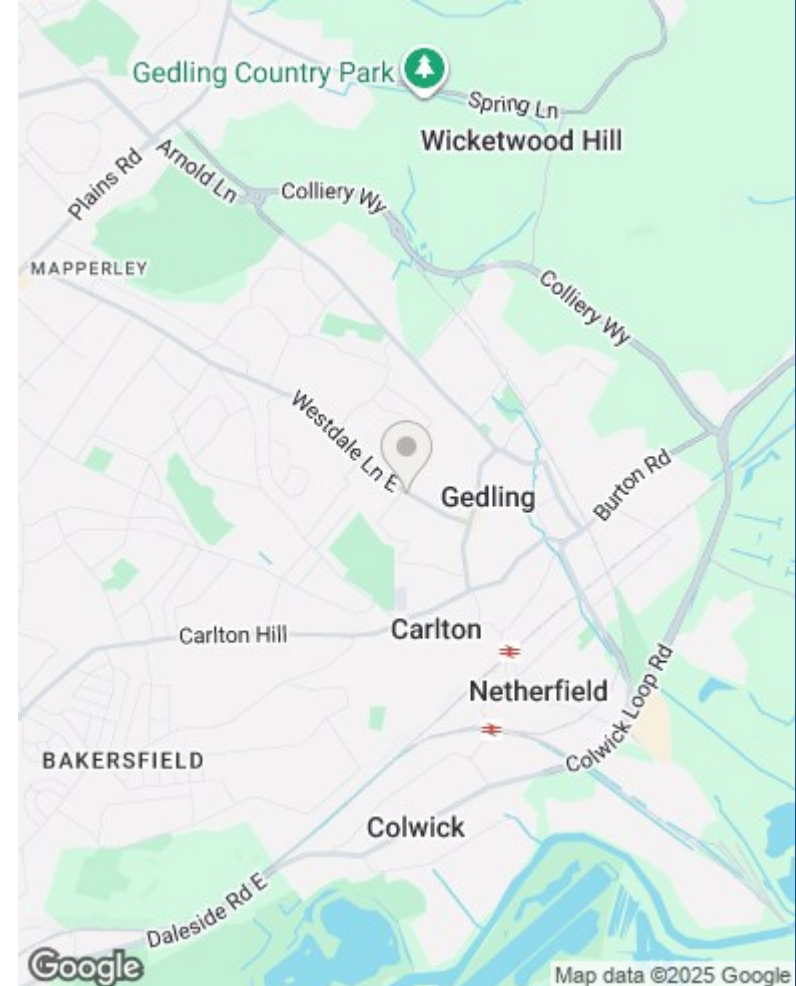
Reduced headroom
0.4 m²
4 ft²

(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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Council Tax Band: B
Gedling Borough Council

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