



86 Standhill Road, Carlton, NG4 1JS

£185,000

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# 86 Standhill Road Carlton, NG4 1JS

- Three bedrooms
- Downstairs shower room
- Close to Carlton's Shops
- Large rear garden
- Lounge & dining room
- NO UPWARD CHAIN

**FOR SALE WITH NO UPWARD CHAIN!!** A three-bedroomed semi-detached house with a large rear garden, partly converted loft and just a short walk to Carlton's busy shopping area!

£185,000



## Overview

The accommodation consists of an entrance porch leading through to the front lounge with window seat, separate rear dining room, kitchen, rear entrance lobby and downstairs shower room. On the first floor are three bedrooms, the main bedroom with sliding mirrored door wardrobes, plus a partly converted centrally heated loft room with light, power and folding wooden ladder. The property also has UPVC double glazing (except the shower room) and a Baxi combination gas boiler.

## Entrance Porch

With UPVC double glazed entrance door, cupboard housing the smart gas meter and glazed panel door through to the lounge.

## Lounge

UPVC double glazed bay window with window seat and base cupboard housing the RCD board and smart electric meter. Radiator and door through to the dining room.



### Dining Room

Door and stairs to the first floor, UPVC double glazed rear window and doorway through to the kitchen.

### Kitchen

A range of wall and base units with granite effect worktops, inset stainless steel sink unit and drainer and tiled splashbacks. Electric cooker point with filter hood, plumbing for washing machine, grey wood-style flooring, two UPVC double-glazed side windows and doorway through to the rear entrance lobby.

### Rear Entrance Lobby

UPVC double-glazed side door and folding door to the shower room.

### Shower Room

Consisting of a large recessed cubicle with a chrome main shower, pedestal wash basin and toilet. Tall vanity cupboard, radiator, grey wood-style flooring and windows to the side and rear.

### First Floor Landing

Radiator and hatch with a folding wooden ladder leading into a partly converted loft which has light, power, radiator and eaves access.

### Bedroom 1

Built-in wardrobes to one wall with sliding mirror doors and overhead downlights. Radiator, UPVC double glazed front window, wall light points above the bed space and alcove with overhead cupboards.

### Bedroom 2

Built in wardrobe, radiator and UPVC double glazed rear window.

### Bedroom 3

Cupboard housing the Baxi combination gas boiler, UPVC double glazed rear window and radiator.

### Outside

There is a small frontage with side gated access. To the rear is a yard area with halogen security lighting, recessed decking with an outside tap and access to a large rear garden, which is partly walled and partly fenced, with steps leading down to an additional lawned garden with metal garden shed.

### Material Information





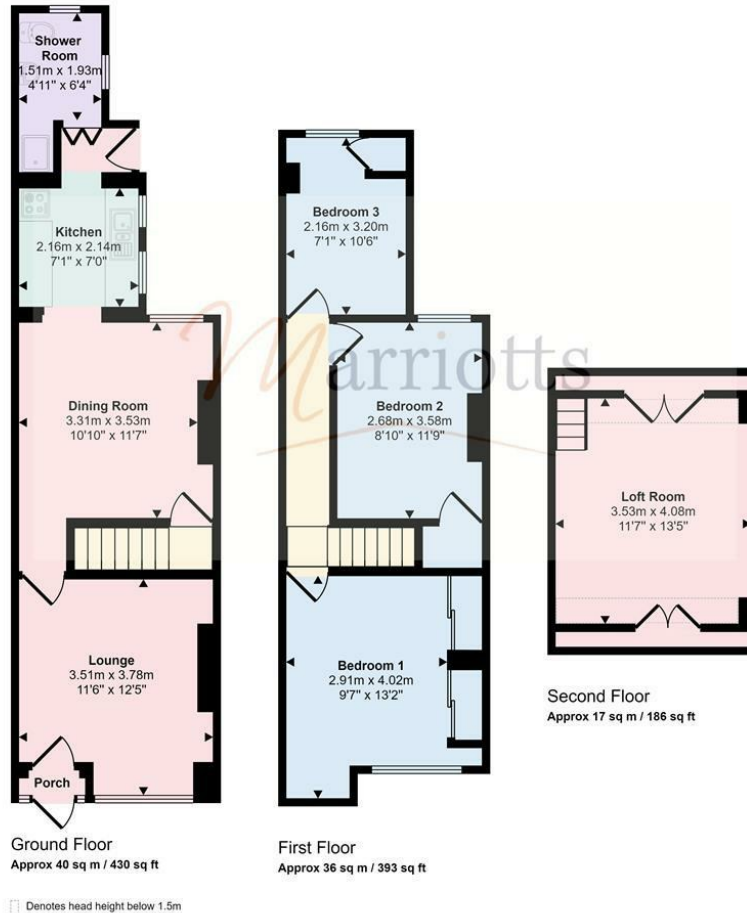


TENURE: Freehold  
COUNCIL TAX:  
PROPERTY CONSTRUCTION:  
ANY RIGHTS OF WAY AFFECTING PROPERTY:  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:  
FLOOD RISK:  
ASBESTOS PRESENT:  
ANY KNOWN EXTERNAL FACTORS:  
LOCATION OF BOILER:  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER:  
MAINS ELECTRICITY PROVIDER:  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER:  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION:





Approx Gross Internal Area  
94 sq m / 1009 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>63</b>
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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