



256 Westdale Lane, Carlton – NG4 4FW

Guide Price **£240,000 – £250,000**

DavidJames
the estate agent



256 Westdale Lane

Carlton, Nottingham

Guide Price £240,000 - £250,000 Detached 3 bed family home close to both Carlton and Mapperley's amenities, offered with no chain! Spacious lounge, kitchen, conservatory, 3 bedrooms and bathroom plus a driveway and enclosed garden!

Council Tax band: B

Tenure: Freehold

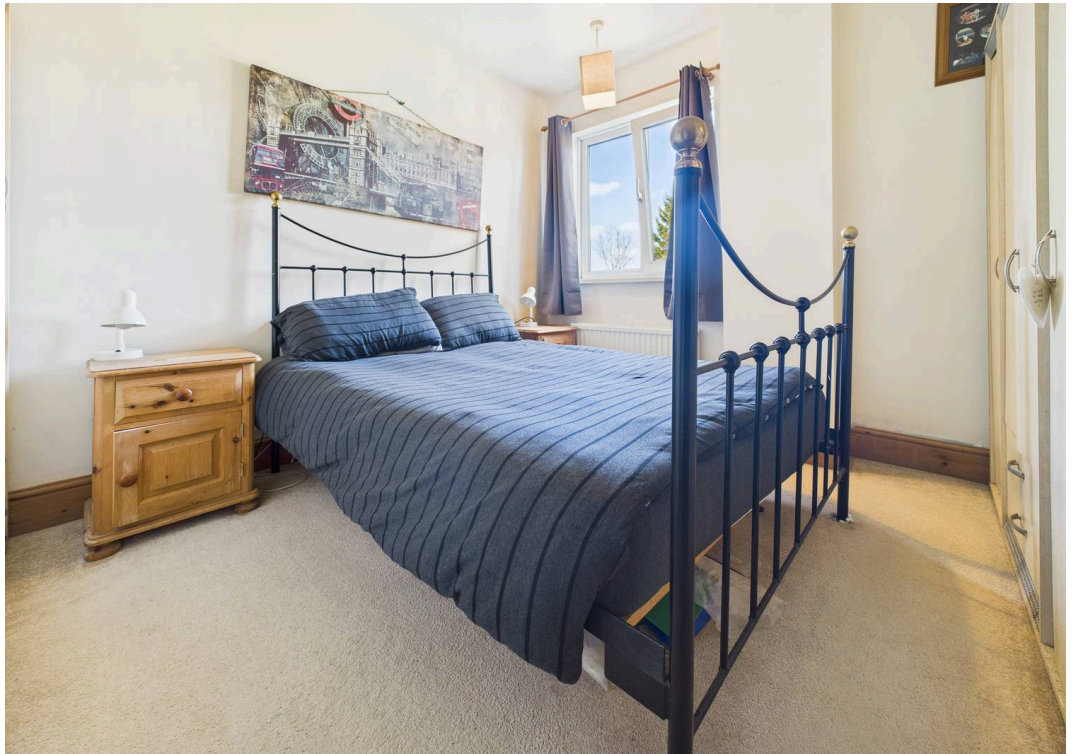
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented detached family home
- Offered to the market with no upward chain
- Within easy reach of both Carlton and Mapperley's nearby amenities, schools and buses
- Welcoming lounge featuring a large bay window and feature fireplace
- Generous breakfast kitchen with a range of fitted cabinetry
- Freestanding kitchen appliances including an 8-ring range cooker offered with the sale
- Bright and versatile conservatory with garden views
- Three well-proportioned bedrooms (including two doubles)
- Family bathroom with a three-piece suite
- Enclosed rear garden with a feature patio area and lawn









Floor 0

Approximate total area⁽¹⁾

74.77 m²

804.8 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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