



**117 Westdale Lane, Carlton – NG4 3NW**

Guide Price **£260,000**





## 117 Westdale Lane

Carlton, Nottingham

GUIDE PRICE £260,000–£280,000 Attractive 3 bed detached home close to excellent amenities – available with no chain! Lounge, fitted kitchen, bathroom & a generous family-sized garden plus parking!

Council Tax band: B

Tenure: Freehold

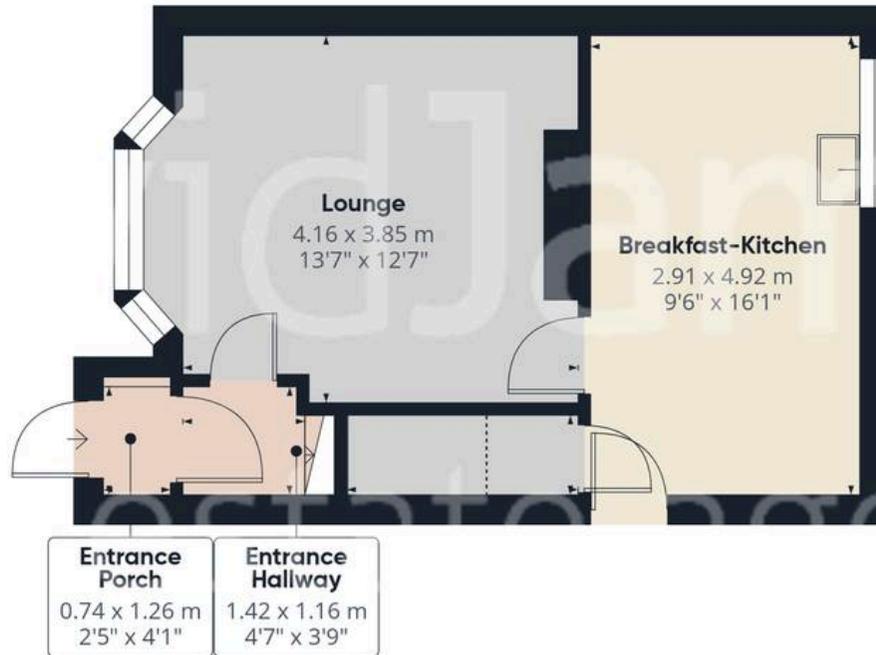
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Detached home in a popular and convenient residential location
- Available with no upward chain for a hassle-free move
- Bright, neutrally decorated lounge with soft carpeting, large bay window and focal ornate feature fireplace
- Spacious breakfast kitchen with garden views
- Three neutrally decorated bedrooms including two double bedrooms and a versatile third bedroom/home office
- Modern family bathroom
- Generous rear garden with large paved patio area lawn
- Large tarmac driveway
- Access to mapperleys vibrant amenities, bars and restaurants
- Ideal for families, first-time buyers or anyone seeking a well-located home with potential







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

67.4 m<sup>2</sup>  
727 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>  
14 ft<sup>2</sup>

(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.

GIRAFFE360





## David James Estate Agents

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