



188 Westdale Lane, Carlton – NG4 4FP

Guide Price **£270,000**

DavidJames
the estate agent



188 Westdale Lane

Carlton, Nottingham

Beautifully presented semi-detached home close to plentiful amenities! Bay-fronted lounge, separate dining room with log burner, modern kitchen, three bedrooms and a landscaped rear garden!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

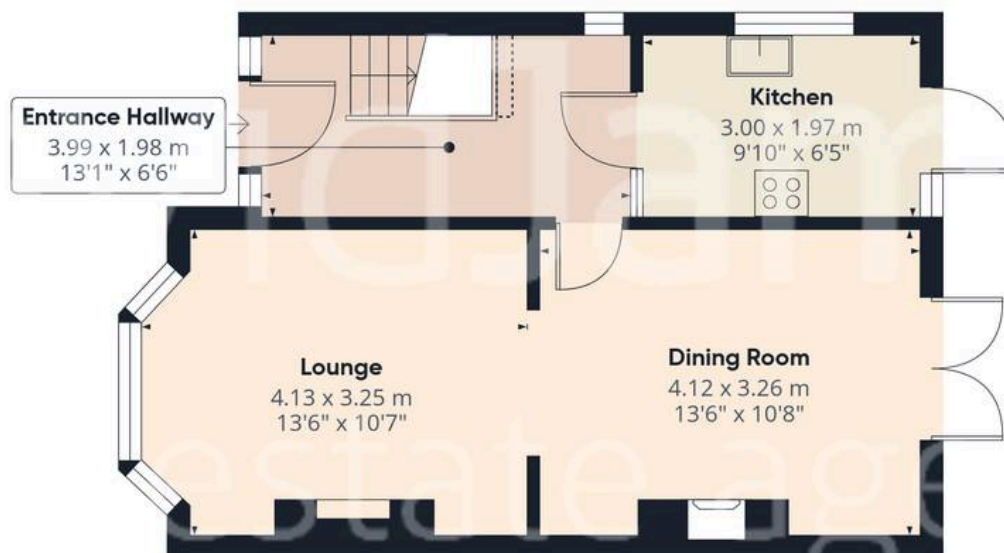
EPC Environmental Impact Rating:

- Exceptionally well-presented semi-detached home
- Ideally suited to families and professionals alike
- Close to a wide range of local amenities, schools and public transport links
- Characterful lounge with a feature bay window
- Separate dining room with French doors centred around a superb log burner
- Stylish pale-grey gloss kitchen with metro-tiled splashbacks and integrated cooking appliances
- Three well-presented bedrooms (second bedroom with full-height fitted wardrobes)
- First floor bathroom with a two-piece white suite and a separate WC
- Tiered and landscaped rear garden with paved patio, decking, lawn and mature planting
- Driveway providing convenient off-street parking

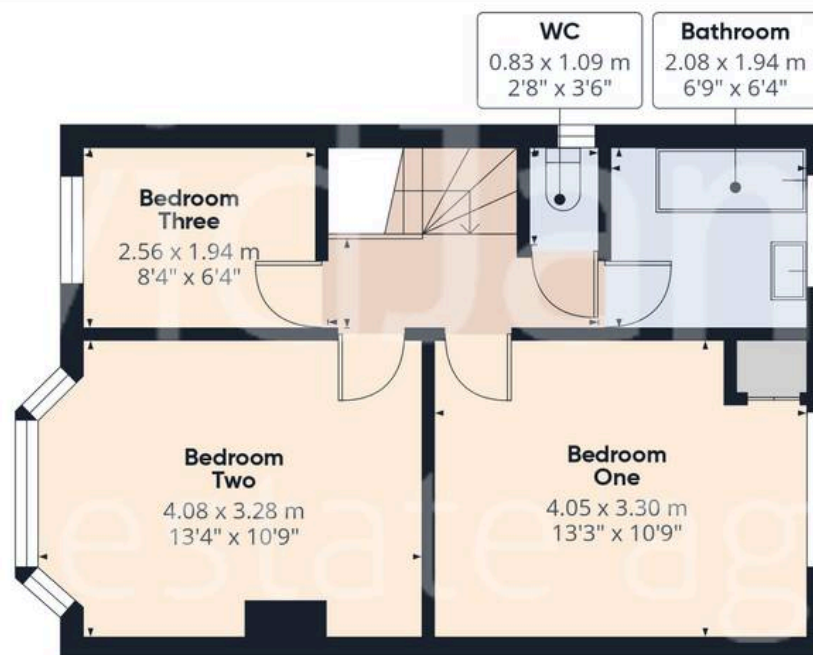








Floor 0



Floor 1



Approximate total area⁽¹⁾

77.9 m²

840 ft²

Reduced headroom

0.1 m²

1 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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