



£210,000- £220,000

GUIDE PRICE

GEDLING ROAD
CARLTON



- POPULAR LOCATION
- THREE BEDROOMS
- LOUNGE/DINER
- SUNROOM
- GARAGE
- CLOSE TO AMENITIES
- EPC C



Well-Presented Three Bedroom Home with Garage

WE ARE DELIGHTED TO PRESENT THIS WELL-PRESENTED THREE BEDROOM HOME, OFFERING VERSATILE ACCOMMODATION AND IDEALLY SUITED TO FAMILIES OR FIRST-TIME BUYERS. LOCATED IN A HIGHLY SOUGHT-AFTER AREA, THIS PROPERTY BENEFITS FROM ITS PROXIMITY TO A VARIETY OF LOCAL AMENITIES, INCLUDING SHOPS AND EXCELLENT TRANSPORT LINKS TO NOTTINGHAM CITY CENTRE.

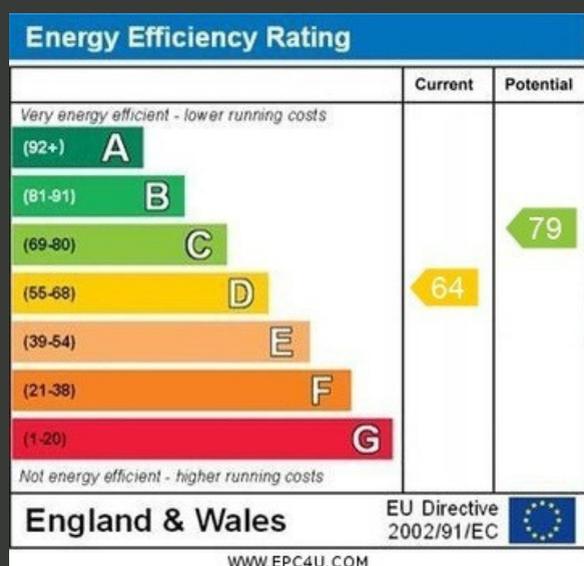
ON ENTERING THE PROPERTY, A PORCH LEADS INTO A WELCOMING ENTRANCE HALL. THE SPACIOUS LOUNGE DINER PROVIDES THE PERFECT SETTING FOR BOTH RELAXATION AND ENTERTAINING, WITH DIRECT ACCESS FROM THE DINING AREA INTO A SUNROOM. THE SUNROOM ENJOYS PATIO DOORS THAT OPEN OUT TO A PRIVATE COURTYARD GARDEN, CREATING AN IDEAL INDOOR-OUTDOOR FLOW.

THE KITCHEN IS FITTED WITH A RANGE OF UNITS AND BENEFITS FROM A BREAKFAST BAR, WITH FURTHER ACCESS INTO THE SUNROOM, MAKING IT A PRACTICAL AND SOCIABLE SPACE.

TO THE FIRST FLOOR, THERE ARE THREE BEDROOMS, INCLUDING THE MAIN BEDROOM WITH FITTED WARDROBES, A FURTHER DOUBLE AND A SINGLE, ALONGSIDE A SHOWER ROOM

EXTERNALLY, THE PROPERTY FEATURES A GARAGE, PROVIDING SECURE PARKING OR USEFUL STORAGE, ALONG WITH A LOW-MAINTENANCE COURTYARD GARDEN OFFERING A PRIVATE OUTDOOR SPACE TO ENJOY.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 82 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

Lesley Greaves Estate & Lettings Agents

22 Main Road ,Gedling, Nottingham, NG4 3HP

0115 9877337

Sales@lesleygreaves.co.uk