



## 209e Westdale Lane, Carlton, Nottingham, NG4 4FL

### Price Guide £299,995

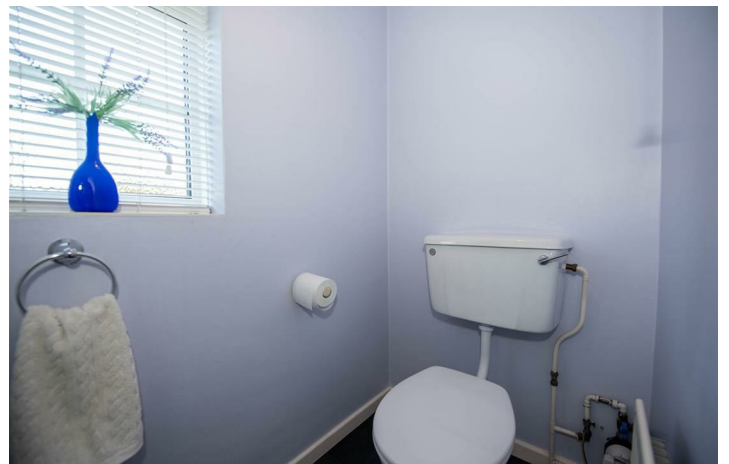
- Four Bedroom Detached House
- Lounge, Dining Room and Breakfast Kitchen
- Downstairs W.C
- Gardens to the Front, Side and Rear
- GUIDE PRICE £299,995 - £319,995
- Good Size Accommodation Throughout
- Well Presented
- First Floor Bathroom
- Garage and Driveway

# 209e Westdale Lane, Nottingham NG4 4FL

GUIDE PRICE £299,995 - £319,995 - Spacious Four Bedroom Detached House. Accommodation comprises; Lounge, Dining Room, Breakfast Kitchen, Downstairs W.C, Four Bedrooms and a First Floor Bathroom. Gardens to the Front, Side and Rear. Garage and Driveway.



Council Tax Band: D



#### Entrance Hall

Doors to the Lounge, Kitchen, Dining Room and W.C.

#### Lounge

French doors to the rear garden. Radiator. Fire place.  
Window to the front. Opens into the Dining Room.

#### Dining Room

Window to the rear. Radiator.

#### Breakfast Kitchen

A range of modern base and wall units with  
integrated double oven, work surfaces with inset sink  
and gas hob with extractor over. Window to the front  
elevation. Door to the rear.

#### W.C

Low level flush toilet. Window to the front. Radiator.  
Sink.

#### Landing

Doors to all Bedrooms and the Bathroom.

#### Bedroom

Window to the rear elevation. Built in wardrobes.  
Radiator.

#### Bedroom

Window to the front. Radiator.

#### Bedroom

Window to the front. Radiator.

#### Bedroom

Window to the front. Radiator.

#### Bathroom

Window to the rear. Sink unit. Bath with shower over.  
Low level flush toilet. Radiator.

#### Garage

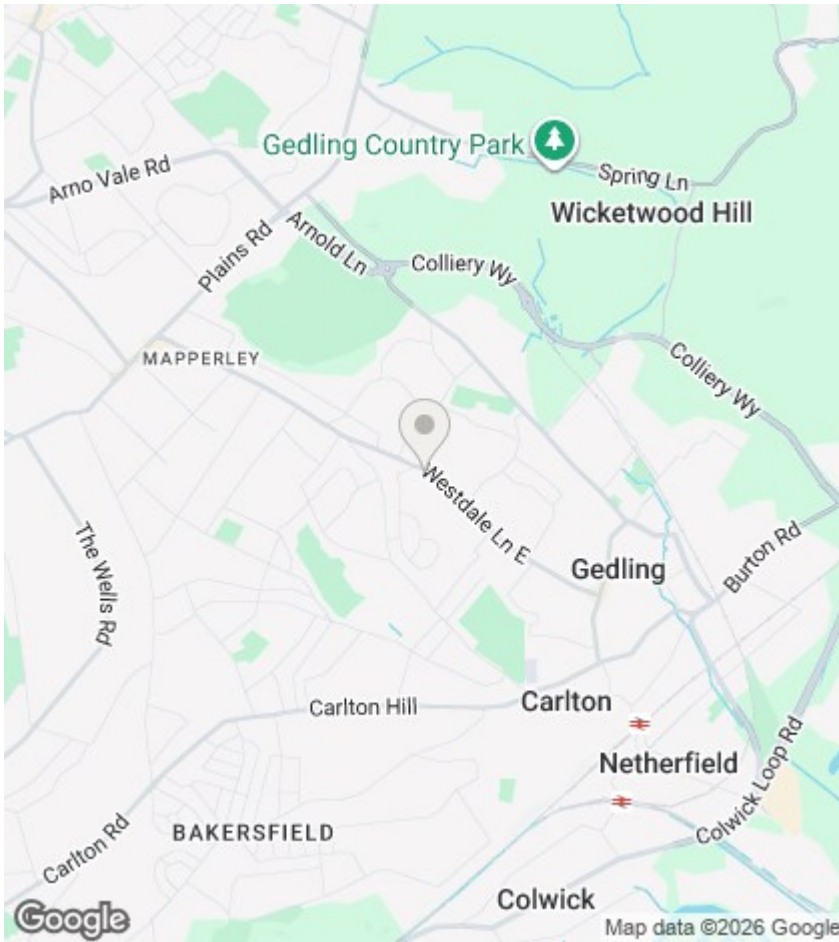
Driveway and garage located to the left hand side of  
the property.

#### Exterior

Gardens to the front, side and rear of the property.







## Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

