



6 Kensington Gardens, Carlton, NG4 1EA

£275,000

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# 6 Kensington Gardens Carlton, NG4 1EA

- Detached 4 bedroom house, master bedroom with en-suite shower room
- Dining room, fitted kitchen and bathroom
- South facing enclosed rear garden
- Lounge with patio doors to the garden
- Driveway providing off street parking

Located in the sought-after area of Kensington Gardens, Carlton, detached house presents an exceptional opportunity for those seeking a spacious family home. g space. Featuring four well-proportioned bedrooms, including a master suite with its own en-suite shower room/

To the ground floor there is a spacious lounge, enhanced by patio doors that open directly onto a south-facing enclosed rear garden. This outdoor space is ideal for enjoying sunny afternoons or hosting gatherings with friends and family. Adjacent to the lounge, the dining room opens to the hallway and floors through to the fitted kitchen. Upon entry there is a convenient downstairs toilet and the family bathroom upstairs is equipped with a three piece suite. The garage has been converted into bedroom 2, and offers additional versatile space. To the front the property benefits from a driveway that accommodates off-street parking.



£275,000



## Entrance

The front entrance door leads into an inner lobby, which has a tiled floor and a radiator. A door to the right leads into the downstairs WC, which has a toilet, wash hand basin, radiator, tiled floor and a window to the front.

## Dining Room

The dining room has a window to the front, a radiator and laminate flooring flowing into the inner hallway, which also has a useful understairs storage cupboard. A door leads into the converted garage/Bedroom 2.

## Bedroom 2

has a laminate floor, fitted wardrobes - which also house the central heating boiler, RCD board, radiator and a window to the side.

## Lounge

The lounge has a gas fire set within a hearth and surround, laminate floor, radiator and patio doors to the garden.

## Kitchen

Fitted with a range of wall and floor cabinets, a washer, a worktop & tiled splashback, a double bowl sink with mixer tap. There is space for a fridge freezer, a washer and a fitted electric oven & four ring gas hob. Radiator, tiled floor, window to the rear and door leading into the garden.

## Landing

Carpeted stairs and landing with a window to the side and loft access.

## Bedroom 1

Wood effect laminate floor, radiator and window to the rear.

## En-suite shower room

Shower cubicle with electric shower and glass door, toilet with dual flush, wash hand basin with mixer tap, radiator, vinyl floor, radiator and extractor fan.

## Bedroom 3

Window to the front, laminate floor, radiator and fitted wardrobes.

## Bedroom 4

Laminate floor, radiator and window to the front.

## Bathroom

Fitted with a three-piece suite comprising a bath, a washing hand basin and a toilet. There are half-tiled walls, laminate flooring, a window to the side, a radiator and an extractor fan.

## Outside

The rear garden has a paved patio, lawn and mature plants. Gated side access leads to the front.

## Material Information

TENURE: Freehold

COUNCIL TAX: Gedling - C

PROPERTY CONSTRUCTION: Cavity brick

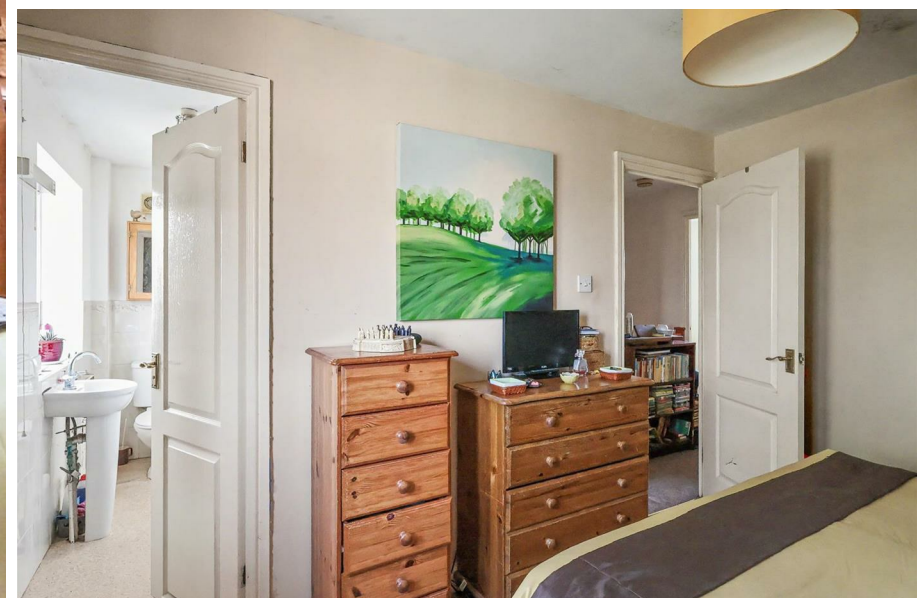
ANY RIGHTS OF WAY AFFECTING PROPERTY: No





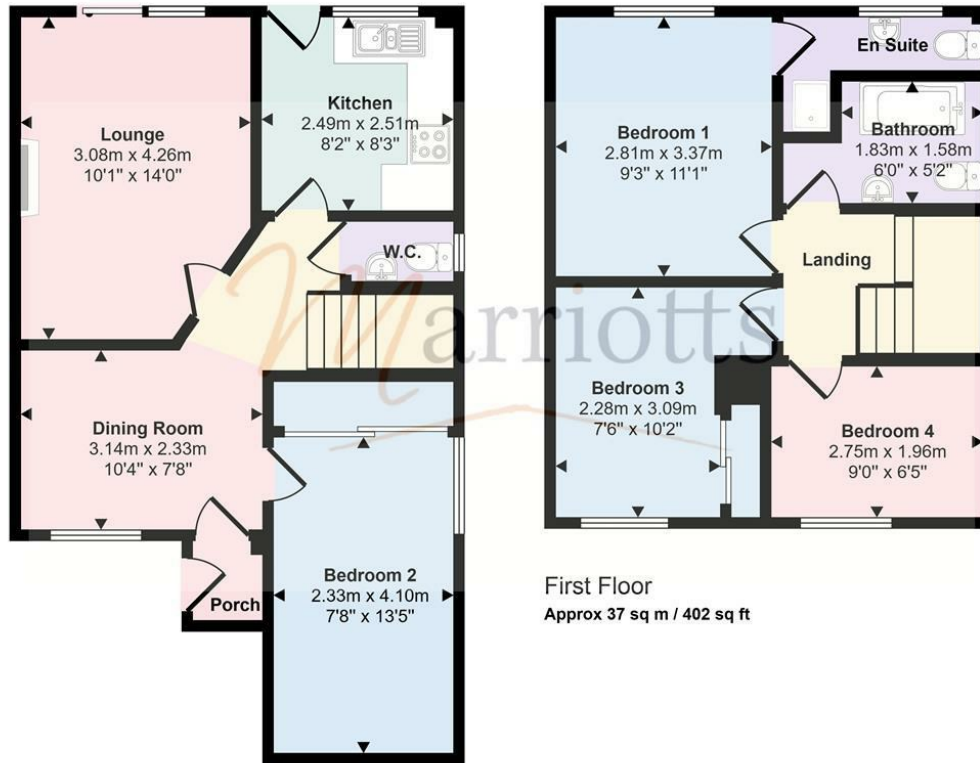


**CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:** No  
**FLOOD RISK:** Low  
**ASBESTOS PRESENT:** Not known  
**ANY KNOWN EXTERNAL FACTORS:** No  
**LOCATION OF BOILER:** Bedroom2 wardrobe  
**UTILITIES - mains gas, electric, water and sewerage.**  
**MAINS GAS PROVIDER:**  
**MAINS ELECTRICITY PROVIDER:**  
**MAINS WATER PROVIDER:** Severn Trent  
**MAINS SEWERAGE PROVIDER:** Severn Trent  
**WATER METER:**  
**BROADBAND AVAILABILITY:** Please visit Ofcom - Broadband and Mobile coverage checker.  
**MOBILE SIGNAL/COVERAGE:** Please visit Ofcom - Broadband and Mobile coverage checker.  
**ELECTRIC CAR CHARGING POINT:** not available.  
**ACCESS AND SAFETY INFORMATION:** Level access to the front, small steps to the rear garden





Approx Gross Internal Area  
84 sq m / 903 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
	<b>65</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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