

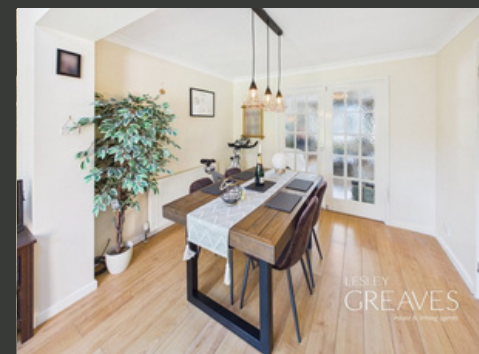
# £280,000

GUIDE PRICE

SOUTH VIEW ROAD

CARLTON

- DETACHED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC
- DRIVEWAY
- EPC D



# Spacious Three-Bedroom Detached Home in Popular Location

THIS THREE-BEDROOM DETACHED FAMILY HOME, IDEALLY SITUATED IN A POPULAR RESIDENTIAL AREA AND OFFERING SPACIOUS, VERSATILE ACCOMMODATION THROUGHOUT.

THE MAIN HALLWAY GIVES ACCESS TO THE LIVING ROOM AND FROM HERE THERE IS A FURTHER HALLWAY LEADING TO THE DOWNSTAIRS WC, KITCHEN AND DINING ROOM. THE BRIGHT AND SPACIOUS LIVING ROOM FEATURES A CHARMING FIREPLACE, CREATING A WARM AND WELCOMING ATMOSPHERE. THE MODERN FITTED KITCHEN OFFERS AMPLE WORKTOP AND CUPBOARD SPACE, ALONG WITH SPACE FOR FREESTANDING APPLIANCES, WHILE THE SEPARATE DINING ROOM WITH FRENCH DOORS OPENING ONTO THE REAR GARDEN PROVIDES THE PERFECT SPACE FOR BOTH EVERYDAY FAMILY LIFE AND ENTERTAINING.

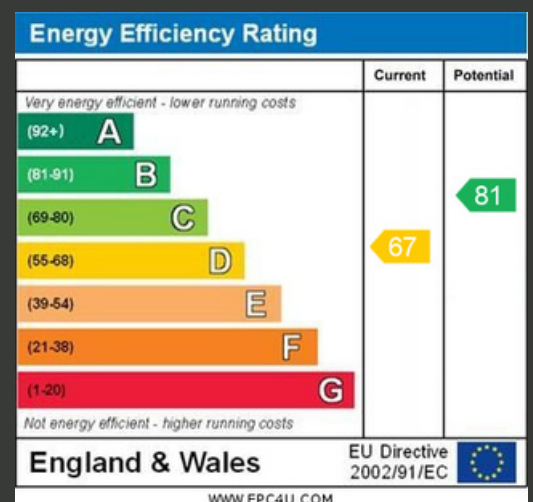
TO THE FIRST FLOOR ARE THREE WELL-PROPORTIONED BEDROOMS AND A CONTEMPORARY FAMILY BATHROOM, MAKING THIS AN IDEAL HOME FOR GROWING FAMILIES OR FIRST-TIME BUYERS LOOKING FOR EXTRA SPACE.

EXTERNALLY, THE PROPERTY BENEFITS FROM A DRIVEWAY PROVIDING OFF-ROAD PARKING, A COVERED SIDE AREA FURTHER ENHANCING PRACTICALITY AND A GENEROUS ENCLOSED REAR GARDEN FEATURING A PATIO SEATING AREA, LAWNED SECTION, GRAVELLED AREA WITH RAISED PLANTING BEDS, MATURE TREES PERFECT FOR ENTERTAINING, GARDENING AND FAMILY ENJOYMENT.

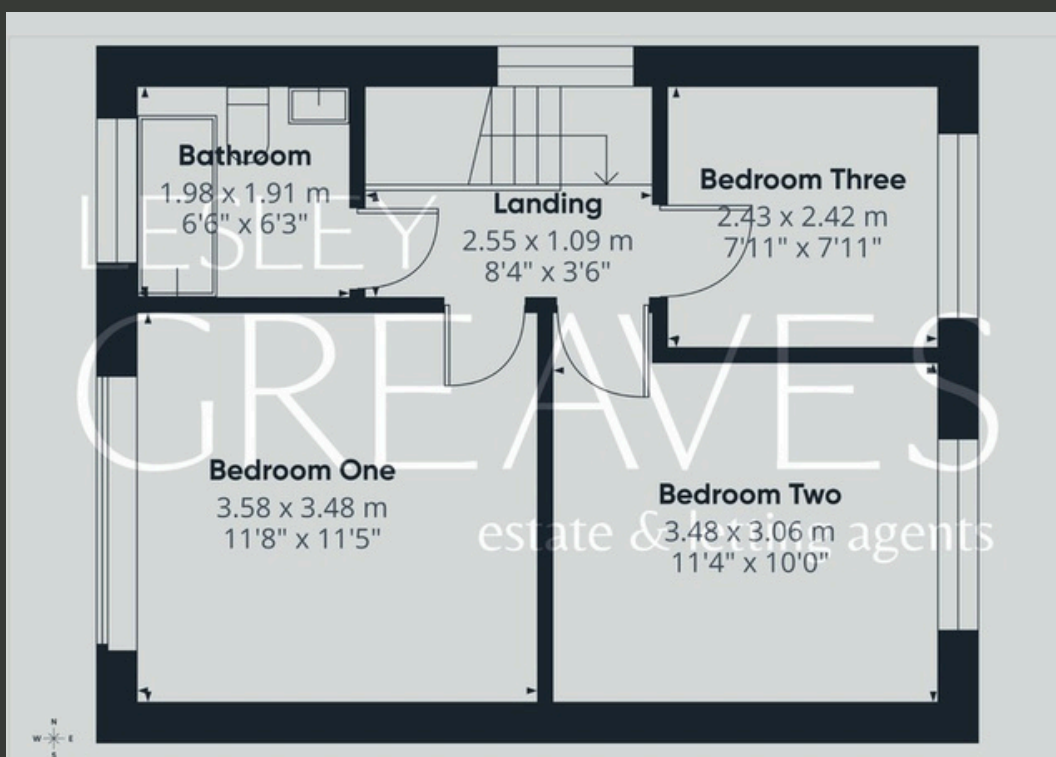
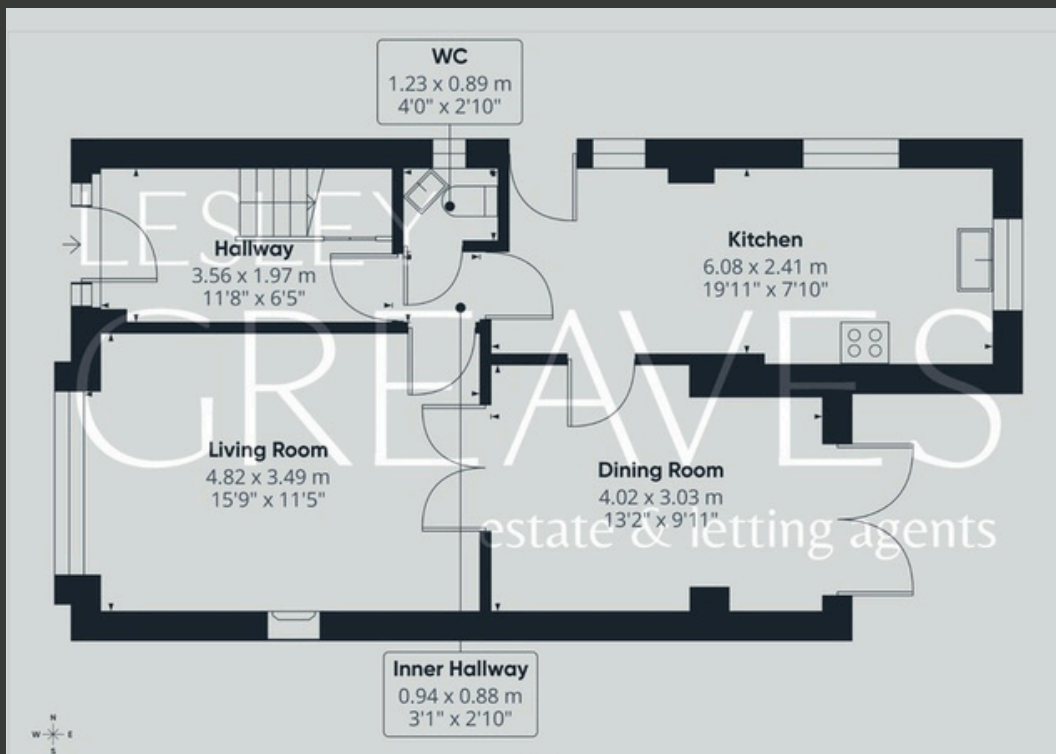
LOCATED CLOSE TO EXCELLENT LOCAL AMENITIES, SCHOOLS, TRANSPORT LINKS, THIS FANTASTIC HOME OFFERS BOTH COMFORT AND CONVENIENCE IN EQUAL MEASURE.

EARLY VIEWING IS HIGHLY RECOMMENDED.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 94 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