



EDLIN & JARVIS  
ESTATE AGENTS



13 Carlton Road  
Newark, NG24 4HD

Price Guide £180,000



## 13 Carlton Road

Newark, NG24 4HD

\*\*\* Guide Price £180,000 to £185,000 \*\*\*  
\*\*\*GREAT FAMILY HOME\*\*\*

This well presented semi-detached house presents a wonderful opportunity to create lasting family memories. Step inside and discover a welcoming entrance hall that leads you into a bright and airy dual-aspect lounge diner – the perfect backdrop for lively gatherings with friends or peaceful evenings unwinding with loved ones.

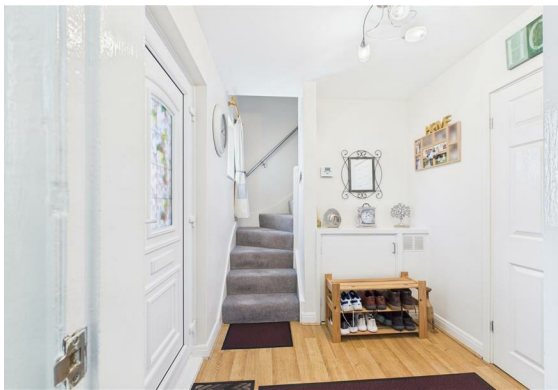
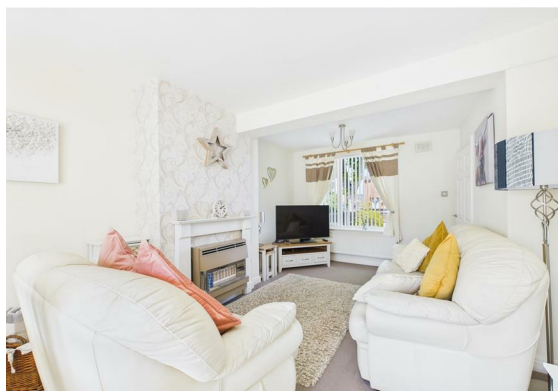
The property boasts a well-appointed kitchen and a convenient family bathroom, catering to the demands of modern family life. There are three inviting bedrooms that offer comfortable retreats for rest and rejuvenation.

Outside, a good-sized enclosed rear garden provides a safe haven for children to play and a delightful space for summer barbecues or enjoying your morning coffee in the fresh air. To the front, off-road parking leads to a garage, adding practicality to your daily routine. Peace of mind comes standard with gas central heating (featuring a new boiler installed in 2022) and UPVC double glazing throughout.

Enjoy the best of both worlds – the sense of community that comes with a semi-detached home and the convenience of having local amenities right on your doorstep. For families, the proximity to local schools is a significant advantage. Commuters will appreciate the excellent transport links, including easy access to the A1, A46, and A52, while the East Coast Mainline offers a swift connection to London King's Cross in just 1 hour and 15 minutes.

More than just a house, this Carlton Road property is a place where comfort, practicality, and location seamlessly combine to offer a family lifestyle. Don't miss the chance to make this delightful house your cherished home.

### Entrance Hall





**Lounge Diner**  
19'9 x 11'5 (6.02m x 3.48m)

**Kitchen**  
12'3 x 9'0 (3.73m x 2.74m)

**Landing**

**Bedroom One**  
11'5 x 9'5 (3.48m x 2.87m)

**Bedroom Two**  
9'0 x 9'5 (2.74m x 2.87m)

**Bedroom Three**  
10'4 x 10'4 (3.15m x 3.15m)

**Bathroom**  
6'11 x 7'0 (2.11m x 2.13m)



## Floor Plan



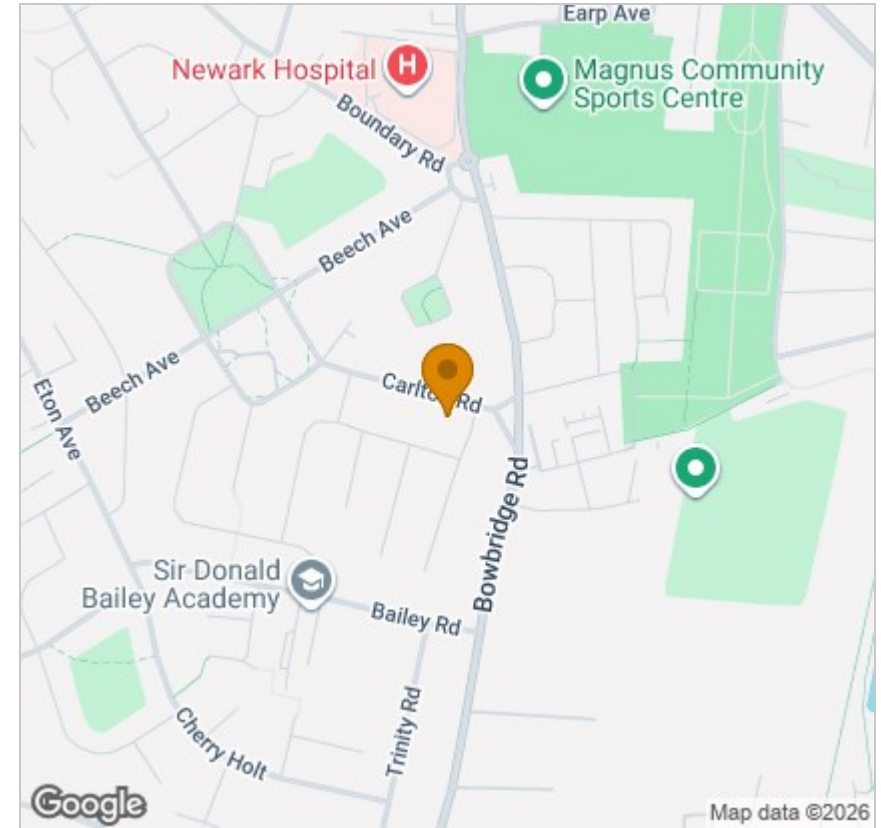
## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

