



£208,750

OFFERS IN REGION OF

GEORGE ROAD
CARLTON

- SEMI DETACHED
- KITCHEN/DINER
- THREE BEDROOMS
- MODERN BATHROOM
- PRIVATE GARDEN
- CLOSE TO AMENITIES
- EPC E



Spacious Semi-Detached Home in a Popular Location

NESTLED IN A POPULAR LOCATION WITH EXCELLENT TRANSPORT LINKS AND CLOSE PROXIMITY TO LOCAL AMENITIES, THIS SEMI-DETACHED HOUSE OFFERS SPACIOUS ACCOMMODATION IDEAL FOR FAMILIES AND FIRST-TIME BUYERS ALIKE.

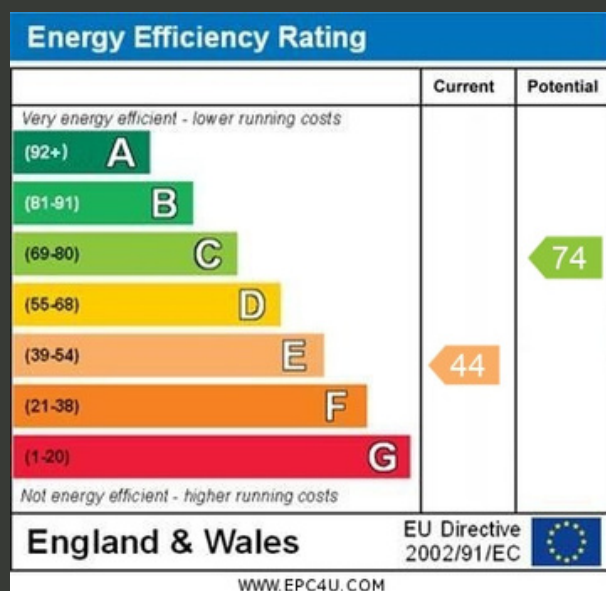
UPON ENTERING, YOU ARE GREETED BY A GOOD-SIZED ENTRANCE HALL FEATURING A STORAGE CUPBOARD, PERFECT FOR COATS AND EVERYDAY ESSENTIALS. THE HALLWAY LEADS THROUGH TO THE BRIGHT AND WELCOMING LIVING ROOM, WHERE A CHARMING BAY WINDOW ALLOWS NATURAL LIGHT TO FLOOD THE SPACE.

THE WELL-APPOINTED FITTED KITCHEN OFFERS AMPLE STORAGE AND IS EQUIPPED WITH INTEGRATED APPLIANCES, INCLUDING A FRIDGE, FREEZER, WASHING MACHINE AND DISHWASHER. ITS OPEN-PLAN LAYOUT PROVIDES AMPLE SPACE FOR A FAMILY DINING TABLE AND OFFERS DIRECT ACCESS TO THE GARDEN, CREATING AN IDEAL SETTING FOR ENJOYING THE SEAMLESS INDOOR OUTDOOR FLOW OF EVERYDAY FAMILY LIVING.

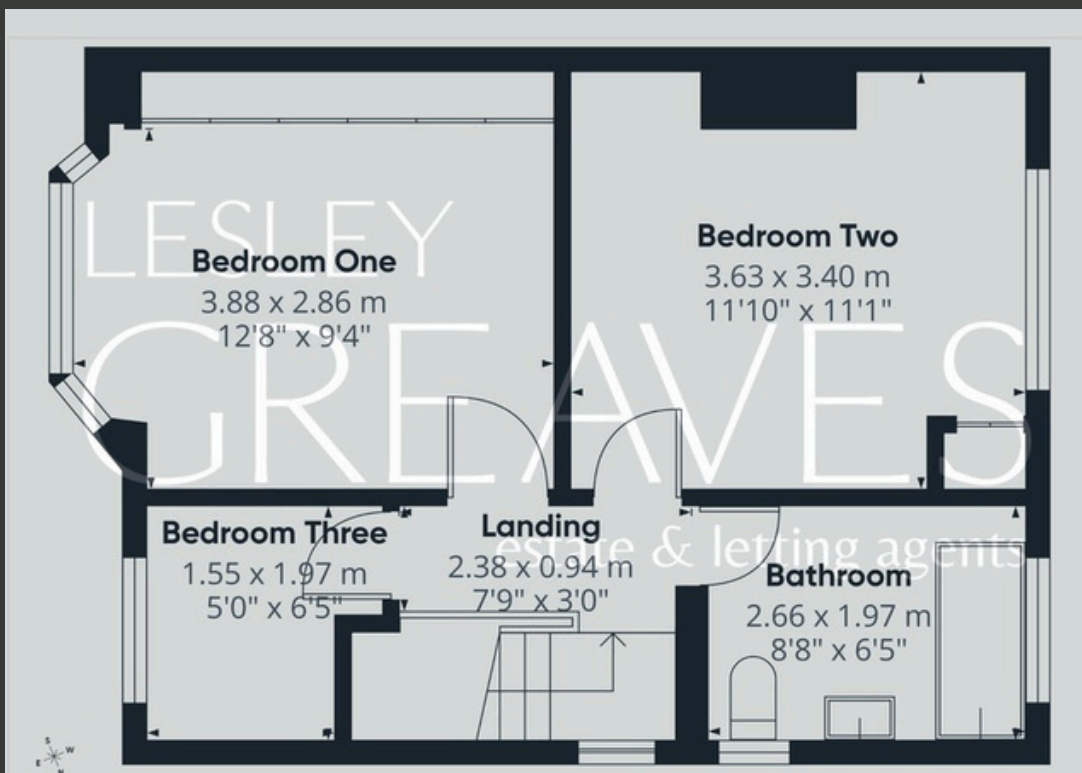
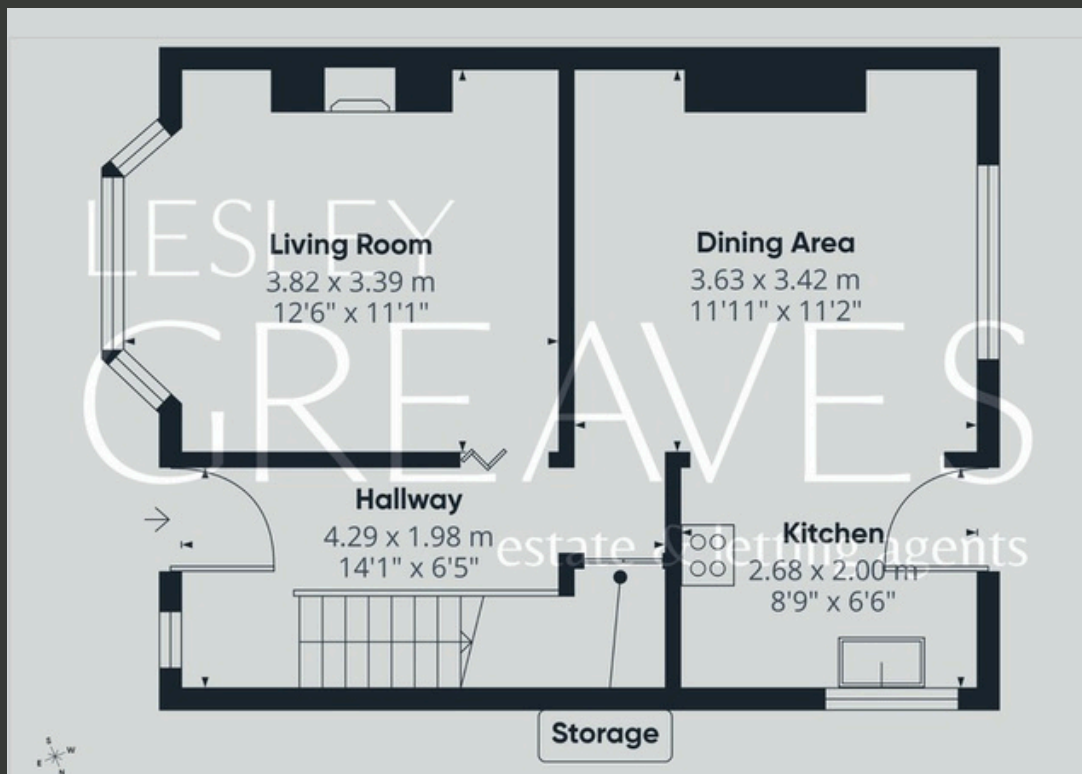
UPSTAIRS, THE PROPERTY COMPRISES THREE BEDROOMS: TWO GENEROUS DOUBLES AND A SEPARATE SINGLE BEDROOM THAT WOULD ALSO MAKE AN IDEAL OFFICE OR NURSERY. THE FAMILY BATHROOM IS FITTED WITH A FOUR-PIECE SUITE.

EXTERNALLY, THE REAR GARDEN PROVIDES A MATURE, PRIVATE SETTING WITH A PATIO AREA PERFECT FOR OUTDOOR DINING OR RELAXING.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 80 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