



£350,000-£375,000

GUIDE PRICE

HARTINGTON AVENUE
CARLTON

- DETACHED FAMILY HOME
- OPEN PLAN LIVING KITCHEN
- TWO RECEPTION ROOMS
- SUMMER HOUSE
- POPULAR LOCATION
- EPC D



Beautifully Presented Three Bedroom Family Home

THIS BEAUTIFULLY PRESENTED DETACHED FAMILY HOME OFFERS SPACIOUS AND VERSATILE ACCOMMODATION, COMBINING CHARACTERFUL FEATURES WITH STYLISH MODERN FINISHES THROUGHOUT. IDEALLY POSITIONED IN A SOUGHT-AFTER RESIDENTIAL LOCATION, THE PROPERTY IS WITHIN EASY REACH OF LOCAL AMENITIES, SCHOOLS AND EXCELLENT TRANSPORT LINKS TO NOTTINGHAM.

THE ACCOMMODATION BEGINS WITH A WELCOMING ENTRANCE HALLWAY, WITH STAIRS RISING TO THE FIRST FLOOR AND ACCESS TO THE PRINCIPAL GROUND-FLOOR ROOMS.

TO THE FRONT IS AN ATTRACTIVE LIVING ROOM FEATURING A BAY WINDOW, WITH AN OPENING LEADING THROUGH TO THE SEPARATE DINING ROOM, PROVIDING AN EXCELLENT SPACE FOR FAMILY MEALS AND ENTERTAINING. GLAZED DOORS CONTINUE THROUGH TO THE REAR ACCOMMODATION.

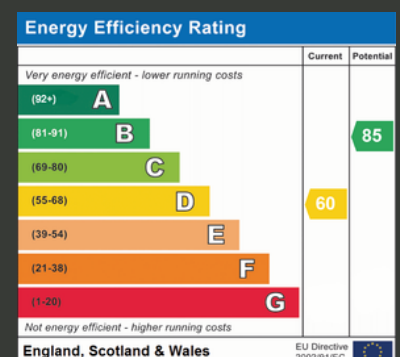
THE REAR OF THE PROPERTY HAS BEEN THOUGHTFULLY EXTENDED TO CREATE AN IMPRESSIVE OPEN-PLAN KITCHEN AND SNUG, PROVIDING A SOCIABLE AND VERSATILE SPACE FOR EVERYDAY FAMILY LIVING. THE SNUG OFFERS A COMFORTABLE SEATING AREA, WITH FRENCH DOORS OPENING DIRECTLY ONTO THE GARDEN, WHILE SKYLIGHTS ALLOW NATURAL LIGHT TO FILL THE SPACE.

THE ADJOINING KITCHEN IS FITTED WITH A COMPREHENSIVE RANGE OF CONTEMPORARY WALL AND BASE UNITS, COMPLEMENTED BY WOODEN WORK SURFACES. A USEFUL GROUND-FLOOR WC AND SEPARATE LAUNDRY/STORAGE ROOM COMPLETE THE GROUND-FLOOR ACCOMMODATION.

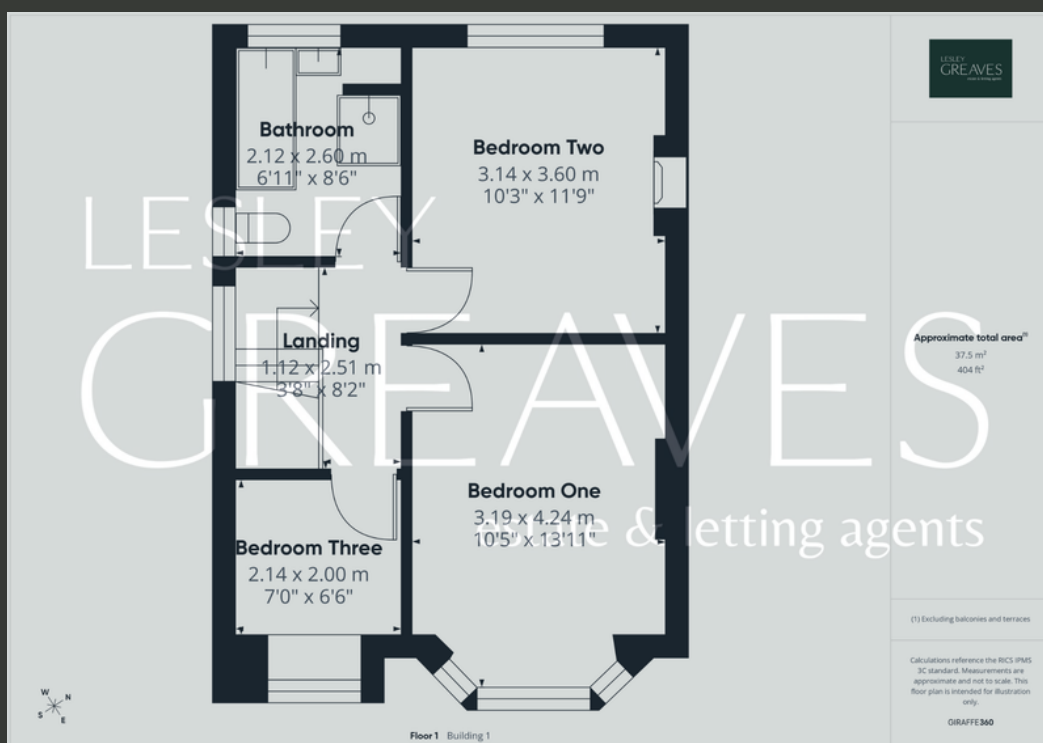
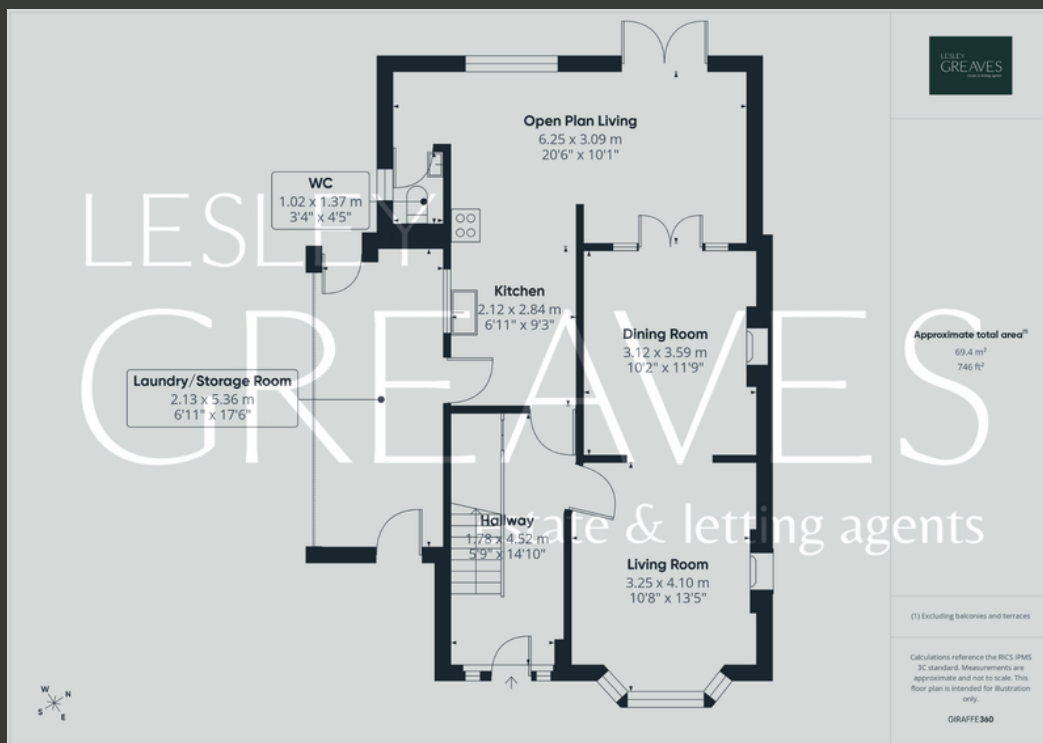
TO THE FIRST FLOOR ARE THREE WELL-PROPORTIONED BEDROOMS, COMPRISING TWO GENEROUS DOUBLE BEDROOMS AND A SINGLE BEDROOM, TOGETHER WITH A STYLISH FAMILY BATHROOM FITTED WITH A CONTEMPORARY SUITE COMPRISING A BATH AND SEPARATE SHOWER ENCLOSURE.

EXTERNALLY, THE PROPERTY BENEFITS FROM A DRIVEWAY PROVIDING OFF-ROAD PARKING. TO THE REAR IS A PARTICULARLY GENEROUS AND ESTABLISHED GARDEN, FEATURING LAWNED AND PAVED SEATING AREA. A RAISED DECKED AREA LEADS TO A SUBSTANTIAL SUMMER HOUSE, COMPLETE WITH A LOG BURNER, PROVIDING AN EXCELLENT ADDITIONAL SPACE WITH PLENTY OF POTENTIAL FOR USE AS A HOME OFFICE OR ENTERTAINING SPACE.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 95 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.

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