



£230,000

GUIDE PRICE

BURLEIGH CLOSE
CARLTON

- DETACHED BUNGALOW
- TWO BEDROOMS
- PRIVATE GARDEN
- GARAGE AND DRIVEWAY
- POPULAR LOCATION
- EPC E



Detached Bungalow with No Upward Chain

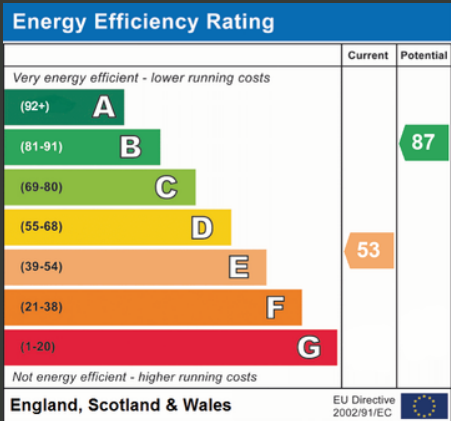
OFFERED TO THE MARKET WITH NO UPWARD CHAIN, THIS TWO-BEDROOM DETACHED BUNGALOW PROVIDES MODERN, LOW-MAINTENANCE LIVING IN A HIGHLY CONVENIENT LOCATION. POSITIONED WITHIN EASY WALKING DISTANCE OF LOCAL SHOPS AND EXCELLENT TRANSPORT LINKS, IT IS AN IDEAL PURCHASE FOR DOWNSIZERS, FIRST-TIME BUYERS OR THOSE SEEKING SINGLE-STOREY LIVING.

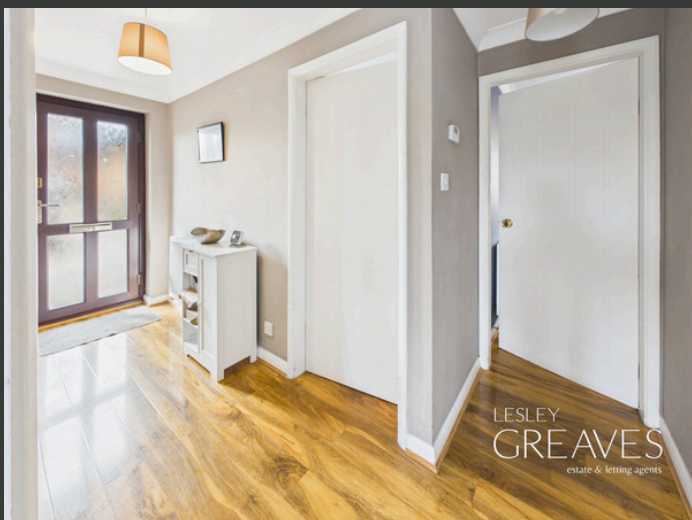
THE ACCOMMODATION BEGINS WITH A BRIGHT AND WELCOMING ENTRANCE HALLWAY, LEADING THROUGH TO THE SPACIOUS LIVING ROOM WHERE A FEATURE LOG BURNER CREATES A COSY FOCAL POINT. FRENCH DOORS OPEN DIRECTLY ONTO THE REAR GARDEN, ALLOWING PLENTY OF NATURAL LIGHT TO FLOOD THE ROOM AND CREATING A SEAMLESS CONNECTION BETWEEN THE INDOOR AND OUTDOOR SPACES.

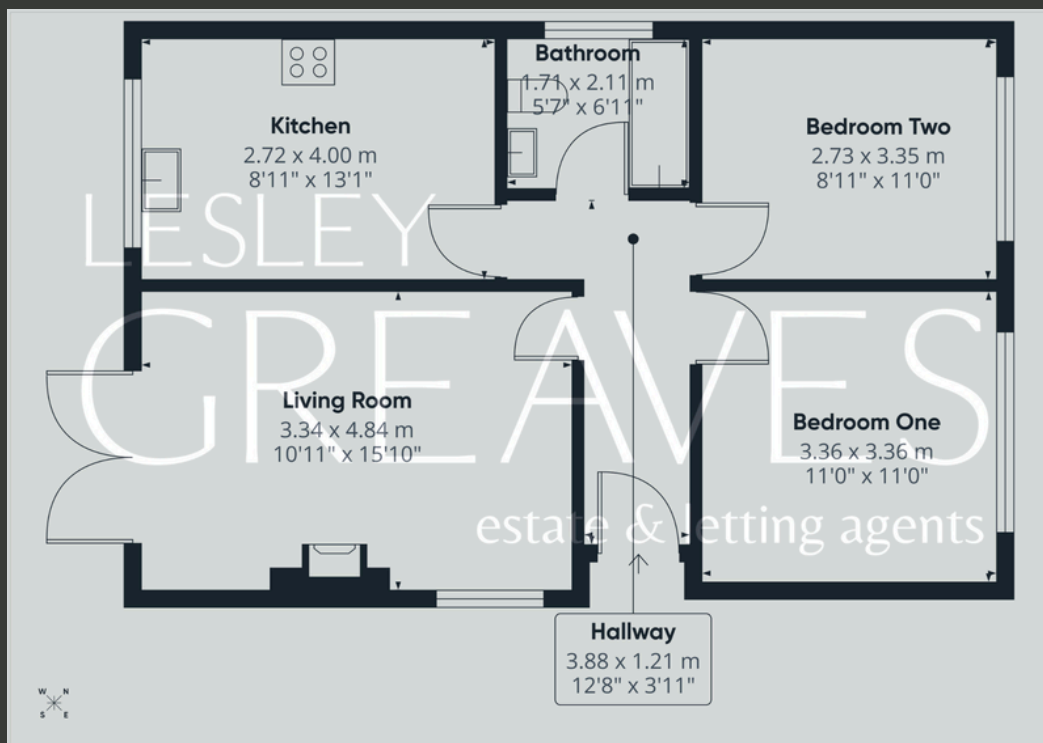
THE FITTED KITCHEN OFFERS A RANGE OF WALL AND BASE UNITS, GENEROUS WORKTOP SPACE AND AMPLE ROOM FOR FREESTANDING APPLIANCES, PROVIDING A PRACTICAL AND FUNCTIONAL LAYOUT FOR EVERYDAY USE. THERE ARE TWO GENEROUS DOUBLE BEDROOMS, BOTH OFFERING COMFORTABLE ACCOMMODATION, TOGETHER WITH A THREE-PIECE BATHROOM FITTED WITH A BATH AND SHOWER OVER.

EXTERNALLY, THE PROPERTY ENJOYS A PRIVATE, LOW-MAINTENANCE REAR GARDEN WITH A PAVED PATIO, IDEAL FOR RELAXING OR ENTERTAINING. COMPLETING THE PROPERTY IS A DETACHED GARAGE AND A DRIVEWAY PROVIDING VALUABLE OFF-ROAD PARKING.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 59 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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