



**£350,000-£360,000**

GUIDE PRICE

MANOR CRESCENT  
CARLTON

- THREE BEDROOMS
- MODERN KITCHEN/DINER
- outhouses
- DRIVEWAY
- POPULAR LOCATION
- EPC D



## Characterful Three-Bedroom Home in a Popular Location

THIS BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME OFFERS CHARACTER, SPACE AND ATTRACTIVE OUTDOOR AREAS, IDEAL FOR FAMILIES OR BUYERS SEEKING TRADITIONAL CHARM WITH MODERN LIVING. THE PROPERTY IS CONVENIENTLY LOCATED CLOSE TO LOCAL AMENITIES, SCHOOLS AND EXCELLENT TRANSPORT LINKS.

THE PROPERTY IS ENTERED VIA A WELCOMING ENTRANCE HALLWAY, WHICH IMMEDIATELY SETS THE TONE WITH ITS CHARACTER DETAILING, INCLUDING STAINED GLASS TO THE HALLWAY WINDOWS AND FRONT DOOR, ALLOWING NATURAL LIGHT TO FLOW THROUGHOUT THE HOME.

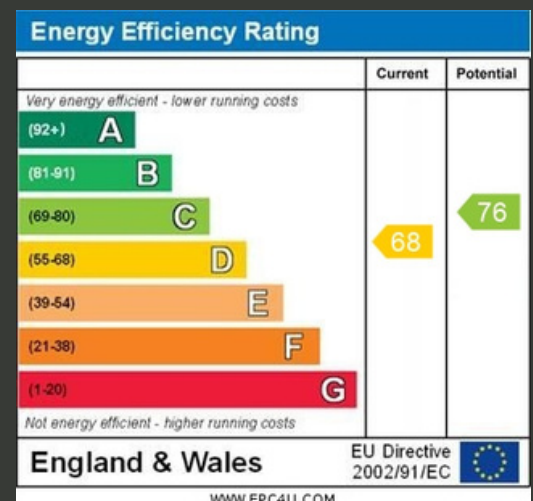
TO THE GROUND FLOOR IS A COMFORTABLE AND WELL-PROPORTIONED LIVING ROOM, FEATURING A MULTI-FUEL LOG BURNER, CREATING A WARM AND INVITING FOCAL POINT. TO THE REAR OF THE PROPERTY IS A SPACIOUS KITCHEN/DINER, PROVIDING AMPLE ROOM FOR FAMILY DINING AND ENTERTAINING. THE DINING AREA ALSO BENEFITS FROM A MULTI-FUEL LOG BURNER, ADDING FURTHER CHARACTER AND CHARM, WITH BIFOLD DOORS OPENING DIRECTLY ONTO THE REAR GARDEN, CREATING A SEAMLESS CONNECTION BETWEEN INDOOR AND OUTDOOR LIVING. COMPLETING THE GROUND FLOOR ACCOMMODATION IS A CONVENIENT DOWNSTAIRS WC.

TO THE FIRST FLOOR ARE THREE BEDROOMS, ALL PRESENTED TO A GOOD STANDARD. THE MAIN BEDROOM BENEFITS FROM FITTED WARDROBES, WHILE TWO OF THE BEDROOMS FEATURE ATTRACTIVE FIREPLACES, ENHANCING THE PERIOD FEEL OF THE PROPERTY. THE ACCOMMODATION IS COMPLETED BY A FAMILY BATHROOM, ALONGSIDE A SEPARATE WC, OFFERING PRACTICALITY FOR FAMILY LIVING.

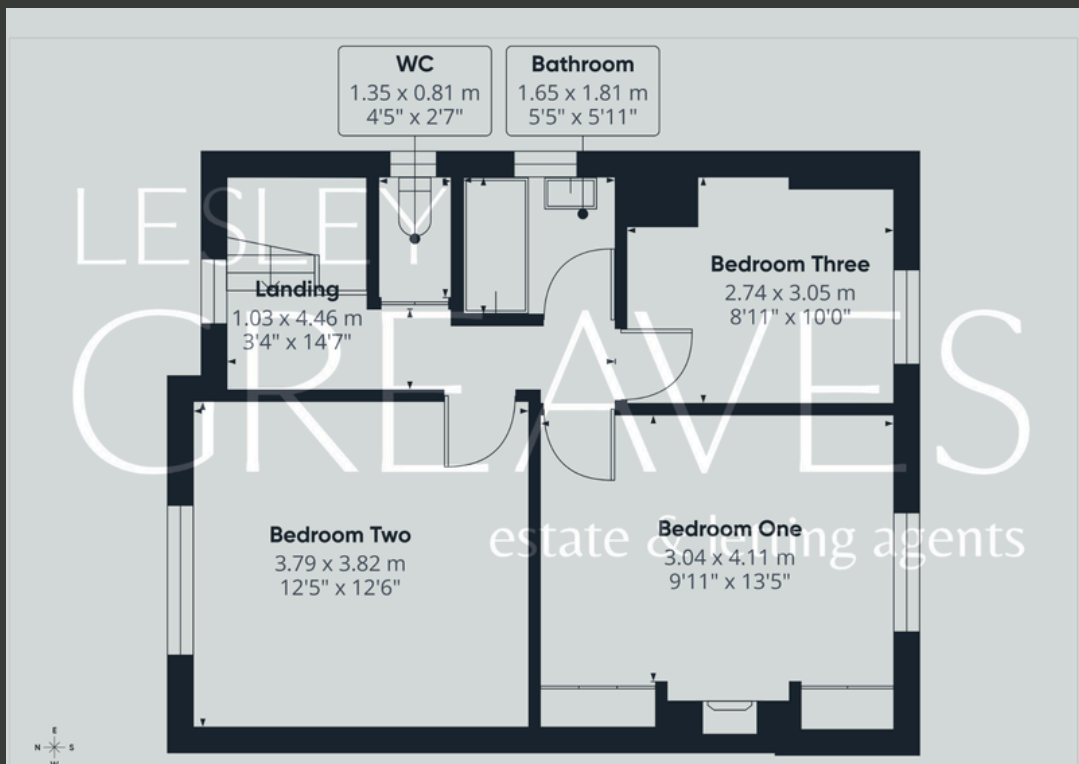
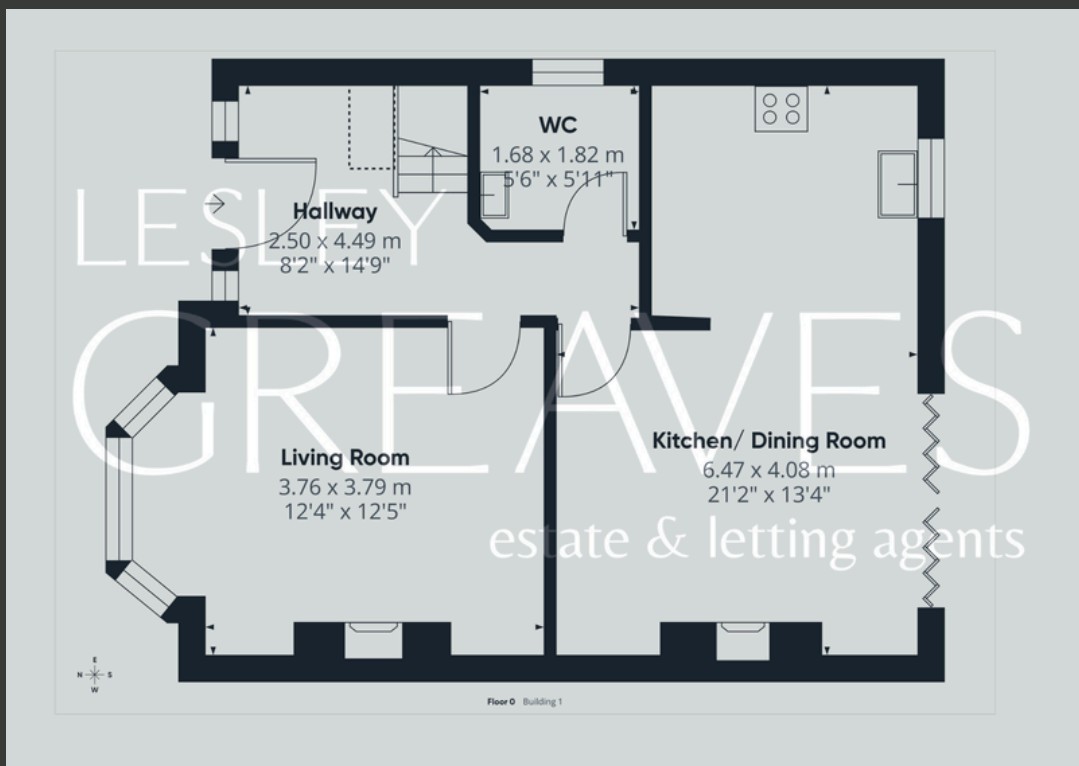
EXTERNALLY, THE PROPERTY ENJOYS A LONG AND WELL-MAINTAINED REAR GARDEN, OFFERING EXCELLENT OUTDOOR SPACE FOR FAMILIES. THE GARDEN INCLUDES RAISED BEDS AND A USEFUL STORAGE SHED. THERE ARE ALSO TWO USEFUL OUTHOUSES, BOTH BENEFITING FROM POWER AND DOUBLE GLAZING, MAKING THEM SUITABLE FOR STORAGE, WORKSHOP SPACE OR POTENTIAL HOME WORKING. TO THE FRONT IS A PAVED DRIVEWAY PROVIDING OFF-ROAD PARKING.

THIS CHARMING HOME COMBINES CHARACTER FEATURES WITH MODERN CONVENIENCES AND MUST BE VIEWED TO BE FULLY APPRECIATED.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 104 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 987 7337

sales@lesleygreaves.co.uk