





£280,000

Midland Crescent
Carlton
Nottingham

NG4 2HB

EPC Rating 'TBC'

Detached bungalow located at the head of a cul-de-sac. In brief the well presented accommodation is all on one level and comprises a porch, entrance hallway with doors serving all rooms;- living / dining room, kitchen, three bedrooms one with en-suite and a shower room. There is a good amount of parking to the front and side, garage to the rear, lawned garden and paved patio. The elevated position enjoys far reaching views and the property could suit both families or those wishing to live close to amenities yet tucked away. This property is in a popular, established residential area close to a wide range of amenities including schools, shops and public transport links, both road and rail, as well as recreational and leisure facilities.





UPVC DOUBLE GLAZED DOOR TO-
Entrance porch with tiled flooring and uPVC double glazed door to-

ENTRANCE HALLWAY

Wooden flooring, doors to all bedrooms, family bathroom, living / dining room and kitchen. Loft hatch to the ceiling.

MASTER BEDROOM

12' 9" x 8' 10" two fitted wardrobes(3.9m x 2.71m)
Laminate flooring fitted wardrobes, overhead storage and coving to ceiling. Fitted storage to the side.
Opening to-

EN SUITE

Three piece suite comprising a low level WC, sink with mixer tap, shower cubicle with electric shower, fully tiled walls, radiator, tiled flooring and polycarbonate ceiling.

BEDROOM TWO

8' 0" x 12' 1" (2.44m x 3.69m)
Laminate flooring, fitted wardrobes, coving to ceiling, uPVC double glazed sliding doors to the rear and radiator.

BEDROOM THREE

11' 2" x 9' 1" (3.42m x 2.78m)
Coving to the ceiling, radiator and uPVC double glazed sliding doors to the rear.

FAMILY BATHROOM

Three piece suite comprising a low level WC and sink in vanity with mixer tap, shower enclosure with mains

fed shower over, shower board and tiles to walls, vinyl flooring, chrome towel rail and uPVC double glazed window to the rear.

LIVING DINING ROOM

DINING AREA

18' 7" x 9' 1" (5.67m x 2.77m)
Wooden flooring, radiator, coving to the ceiling, uPVC double glazed full height window to the front. Opening to

LIVING AREA

13' 5" x 17' 8" (4.09m x 5.41m)
uPVC double glazed full height window to the front, wooden flooring, two radiators, electric fire, brick surround and wooden hearth.

KITCHEN

15' 5" x 9' 3" (4.70m x 2.82m)
With a range of modern fitted wall and base units, marble worktops, tiled splash backs, space for range oven, extractor fan, composite sink with mixer tap, integrated dishwasher and fridge. Combination boiler, vinyl flooring, spotlights to ceiling, uPVC double glazed windows to the side and rear.

OUTSIDE

There is parking at the front which extends at the side of the property providing off street parking for several vehicles and access to the garage. There are lawn gardens to the rear, potting and patio area.



Tenure: Freehold

Council Tax Band D

Local Authority: Gedling Borough Council

Property Directions:

Approaching the level crossing on Station Road, Midland Road is a turning on the right hand side immediately before it. Proceed along to the end where the property can be identified by our for sale sign.

Gedling

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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