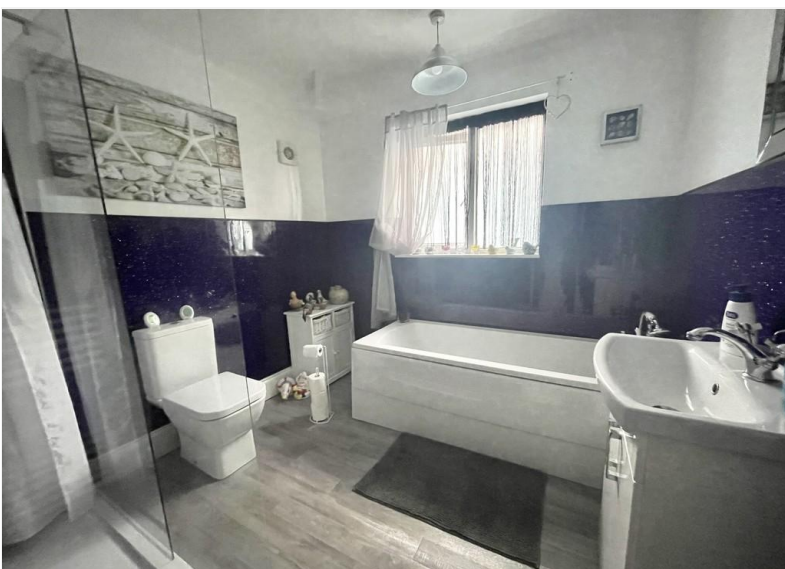




Offers over £200,000

Coningswath Road, Carlton, Nottingham NG4 3SJ

EPC Rating D



Exceptionally well presented house in close proximity to amenities. In brief the accommodation spans two floors and comprises an entrance hallway, living room with laminate flooring and kitchen diner with LED lighting to plinths and pantry to the ground floor. There are two double bedrooms with fitted wardrobes to the master bedroom, a four piece family bathroom with bath and separate shower cubicle to the first floor and stairs leading to an attic room which has heating, Velux windows and fitted storage. To the front is a driveway and steps leading to the front garden. The rear garden is tiered with a patio area, and lawn. There is also a garden room with double glazed windows, power and light which could be used as a garden office or even a bar! The property is in a popular, established residential area close to a wide range of amenities including schools, shops and public transport links as well as recreational and leisure facilities. An internal viewing of the property is recommended in order to appreciate both the accommodation and location; contact us now to book your personal viewing appointment.

- Freehold

LIVING ROOM 13' 10" into bay x 12' 9" into alcove (4.23m x 3.90m)

KITCHEN 16' 4" x 10' 0" (5.00m x 3.07m)

MASTER BEDROOM 11' 3" x 10' 8" (3.45m x 3.27m)

BEDROOM TWO 11' 10" into alcove x 7' 5" (3.63m x 2.27m)

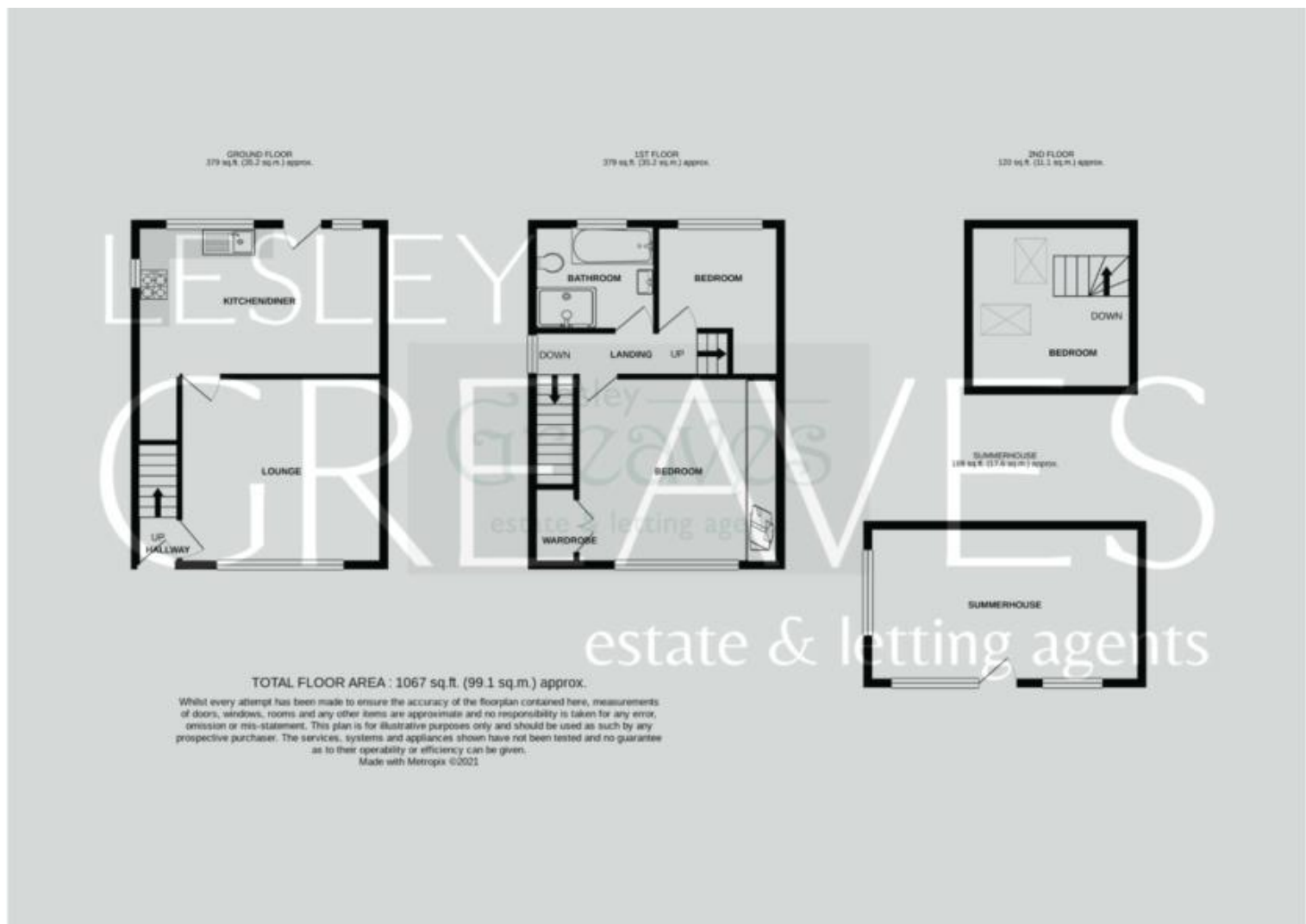
FAMILY BATHROOM

ATTIC ROOM 10' 10" x 10' 1" 0.76 reduced head height (3.31m x 3.09m)

GARDEN ROOM 189 sq. ft. (17.6 sq. m.) approx



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: A

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road
Gedling
Nottingham
NG4 3HP

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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 and 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.

