



Guide Price £350,000-£360,000

Westdale Lane, Carlton, Nottingham NG4 4FL

EPC Rating C



Extensively renovated split level bungalow offering versatile accommodation over two floors. In brief, the welcoming entrance hallway, with access to the boarded loft (with Velux window) via a pull down ladder, stairs to the lower ground floor, cloaks cupboard and doors to; three double bedrooms, a beautiful modern shower room with a mains fed walk in shower and a stunning kitchen diner family room. All bedrooms are complete with TV aerial points, there are fitted wardrobes to bedroom one and a floor hatch, in bedroom two, with steps to the boiler room below. The kitchen is fitted with an integrated dishwasher, double and single ovens, ceramic hob, extractor, central island and a Juliet style balcony. To the lower ground floor is a living room with sliding patio doors onto the rear garden, a door to a useful storage area with a sink, power, fitted units and a door to further space under the property with plumbing for a washing machine. Gardens have been landscaped both front and rear and the driveway to the side extends beyond double gates leading to a detached garage. Carlton is popular residential area is close to a wide range of amenities. It includes schools, local shopping areas, supermarket, playing fields, public transport links and two leisure centres.

- Freehold

**ENTRANCE HALL**

**KITCHEN DINER FAMILY ROOM 20' 3" x 19' 7"**  
maximum measurements (6.17m x 5.97m)

**FAMILY SHOWER ROOM 10' 9" x 5' 9"** (3.28m x 1.75m)

**BEDROOM ONE 13' 6" x 12' 1"** to the front of the wardrobe (4.11m x 3.68m)

**BEDROOM TWO 11' 4" x 10' 9"** (3.45m x 3.28m)

**BOILER ROOM 10' 11" x 10' 10"** into recess (3.33m x 3.3m)

**BEDROOM THREE 10' 11" x 10' 8"** (3.33m x 3.25m)

**LIVING ROOM 19' 6" x 10' 1"** (5.94m x 3.07m)

**STORE 9' 0" x 7' 10"** (2.74m x 2.39m)

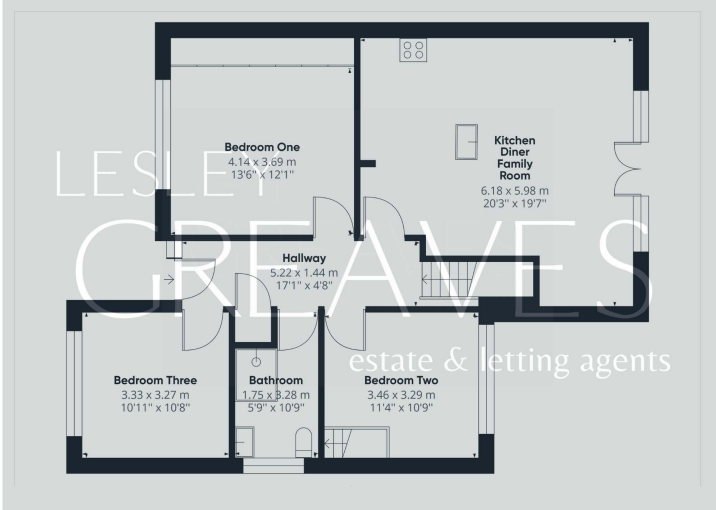
**LAUNDRY ROOM 10' 5" x 8' 10"** (3.18m x 2.69m)





# LESLEY GREAVES

estate & letting agents



COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.



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