



Guide Price £375,000-£400,000

St. Austins Drive, Carlton, Nottingham NG4 3EY

EPC Rating D



Modernised and extended period property with designer radiators, sash windows, log burning stove, coving and high ceilings. There is a porch to the front, tiled entrance hall with under floor heating, stairs to the first floor and a door to; a dining room with double doors to the bay fronted living room. There is a downstairs WC and a good size kitchen breakfast room with underfloor heating, a five ring gas hob, double and single ovens, integrated dishwasher and base unit to house a washing machine. To the first floor is a family bathroom with both a bath and separate shower cubicle, three double bedrooms and a single bedroom with fitted wardrobes, which is currently utilised as a study. To the second floor is a modern shower room and master bedroom with fitted wardrobes, Juliet style balcony overlooking Gedling County Park and shower room with a mains fed walk in shower. To the front is block paved parking and gated access at the side leads to an enclosed garden with lawn, patio and a useful outhouse.

Gedling is a popular and well-established residential area close to schools, shops, pubs, restaurants, public transport and leisure facility. It is also well known for its Country Park which has a play area and café.

- Freehold

PORCH 2' 11" x 2' 6" (0.89m x 0.76m)

ENTRANCE HALL 12' 3" x 3' 0" (3.73m x 0.91m)

LIVING ROOM 14' 4" into bay x 12' 11" into recess (4.37m x 3.94m)

DINING ROOM 12' 11" x 12' 10" into recess (3.94m x 3.91m)

KITCHEN BREAKFAST ROOM 18' 9" x 9' 9" (5.72m x 2.97m)

WC 8' 0" x 2' 11" (2.44m x 0.89m)

BATHROOM 9' 8" x 6' 9" (2.95m x 2.06m)

BEDROOM TWO 12' 7" x 9' 1" into recess (3.84m x 2.77m)

BEDROOM THREE 11' 11" x 7' 10" (3.63m x 2.39m)

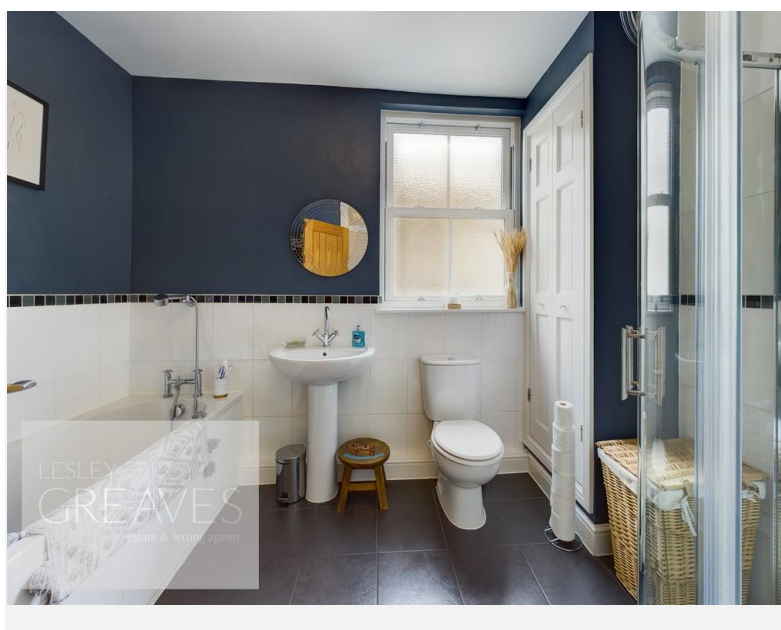
BEDROOM FOUR 9' 10" x 7' 11" (3m x 2.41m)

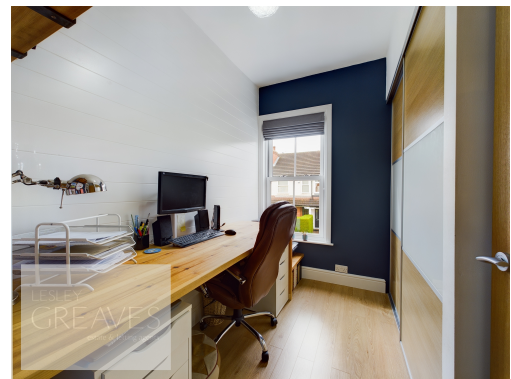
BEDROOM FIVE / STUDY 9' 0" x 7' 3" (2.74m x 2.21m)

MASTER BEDROOM 22' 10" into bay x 11' 6" (6.96m x 3.51m)

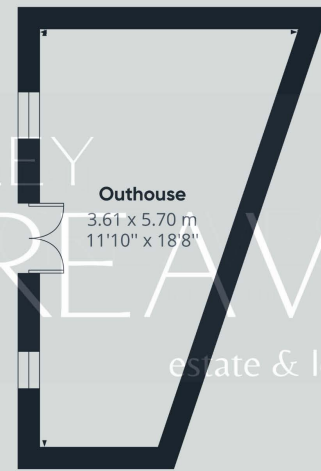
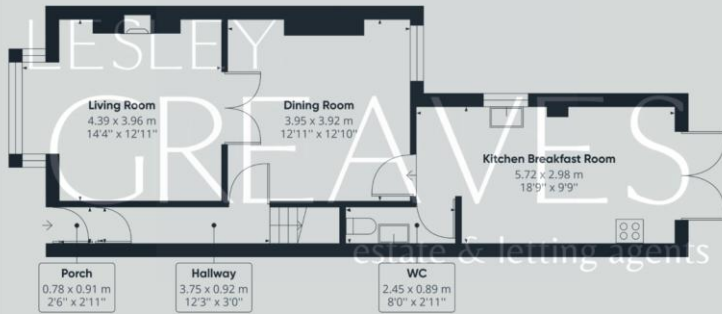
SHOWER ROOM 7' 0" x 5' 0" (2.13m x 1.52m)

OUTHOUSE 18' 8" x 11' 10" to the maximum, irregular shape (5.69m x 3.61m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: B

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road
Gedling
Nottingham
NG4 3HP

Contact Us
www.lesleygreaves.co.uk
sales@lesleygreaves.co.uk
0115 987 7337

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.

Company Registration Number: 5773186 | VAT Number: 917862296

