

Guide Price £250,000-£260,000

Midland Road, Carlton, Nottingham NG4 2HA

EPC Rating D



Detached and modernised family home with woodland walks on your doorstep. In brief, the accommodation comprises an entrance hallway with wood flooring, downstairs WC with integral wash hand basin, living room with wood flooring, bow window, coal effect gas fire suite and patio door into the sun room at the rear. The kitchen has been re-fitted with a breakfast bar and a range of white units incorporating an integrated fridge freezer, fitted oven, microwave, hob and stainless steel extractor. There are spaces for a dishwasher, washing machine and tumble dryer. To the first floor is a landing with access to the loft via a pull down ladder, three bedrooms with built in cupboards to bedrooms two and three and built in wardrobes to the master bedroom. The shower room, with a mains fed walk in shower, has been re-fitted with a white three piece suite. There is a low maintenance garden and parking to the front, gated access to a car port at the side which leads to the brick built garage which has an up and over door, power and lighting. To the rear is a tiered garden with steps to the top providing access to the patio areas.

This property is located in a residential area, close to a wide range of amenities including schools, local shopping areas, supermarkets, a play park and public transport links, including a railway station.

- Freehold
- Council tax band C

WC 4' 0" x 2' 10" (1.22m x 0.86m)

LIVING ROOM 20' 0" x 9' 6" (6.1m x 2.9m)

SUN ROOM 9' 3" x 7' 0" (2.82m x 2.13m)

KITCHEN/BREAKFAST ROOM 11' 8" x 11' 0" (3.56m x 3.35m)

BEDROOM ONE 11' 0" x 9' 0" (3.35m x 2.74m)

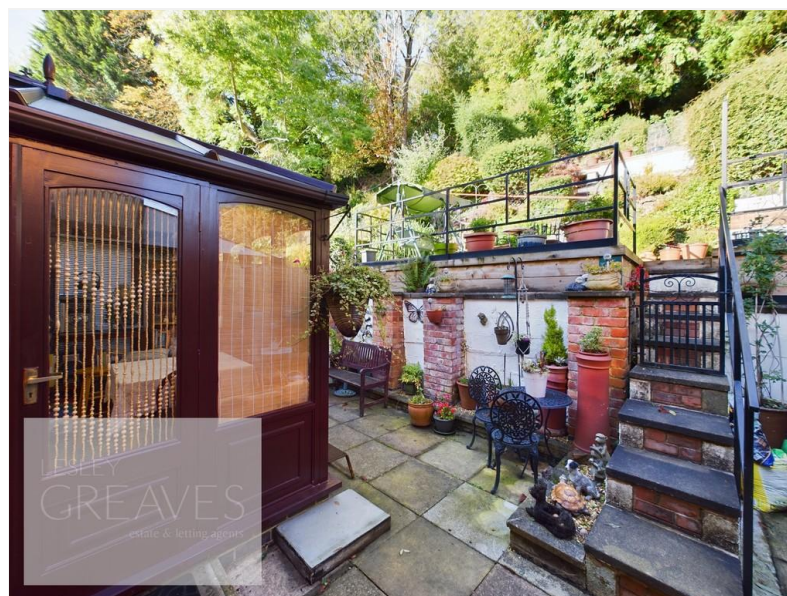
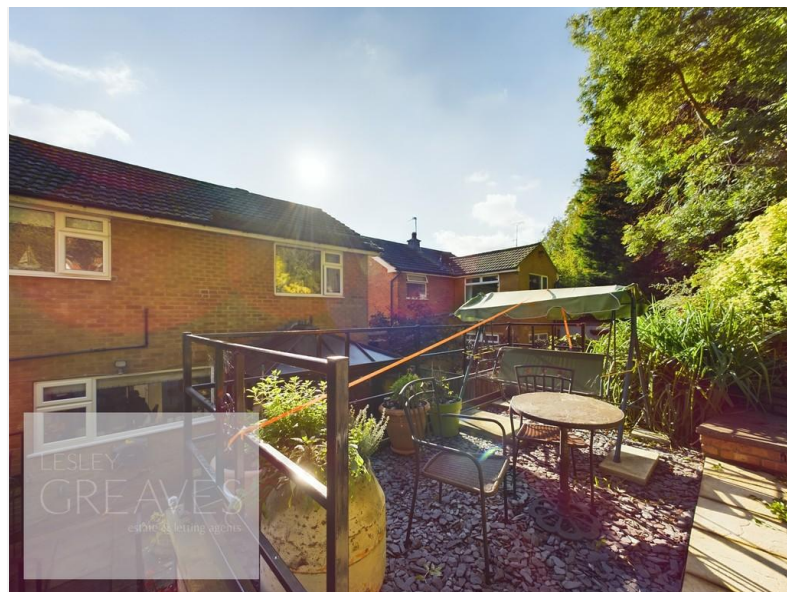
BEDROOM TWO 10' 11" x 8' 4" (3.33m x 2.54m)

BEDROOM THREE 8' 2" x 6' 7" (2.49m x 2.01m)

SHOWER ROOM 8' 7" x 8' 1" (2.62m x 2.46m)

GARAGE 15' 9" x 8' 8" (4.8m x 2.64m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



LESLEY GREAVES

estate & letting agents



COUNCIL TAX BAND: C

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