



LESLEY  
GREAVES  
estate & letting agents



# £295,000

BONSER CLOSE  
CARLTON

- NO CHAIN
- TWO BEDROOMS FIVE
- PIECE BATHROOM
- OPEN PLAN KITCHEN
- SUN ROOM ENTRANCE
- EPC D



## Modernised Detached Bungalow in Cul-de-Sac Location

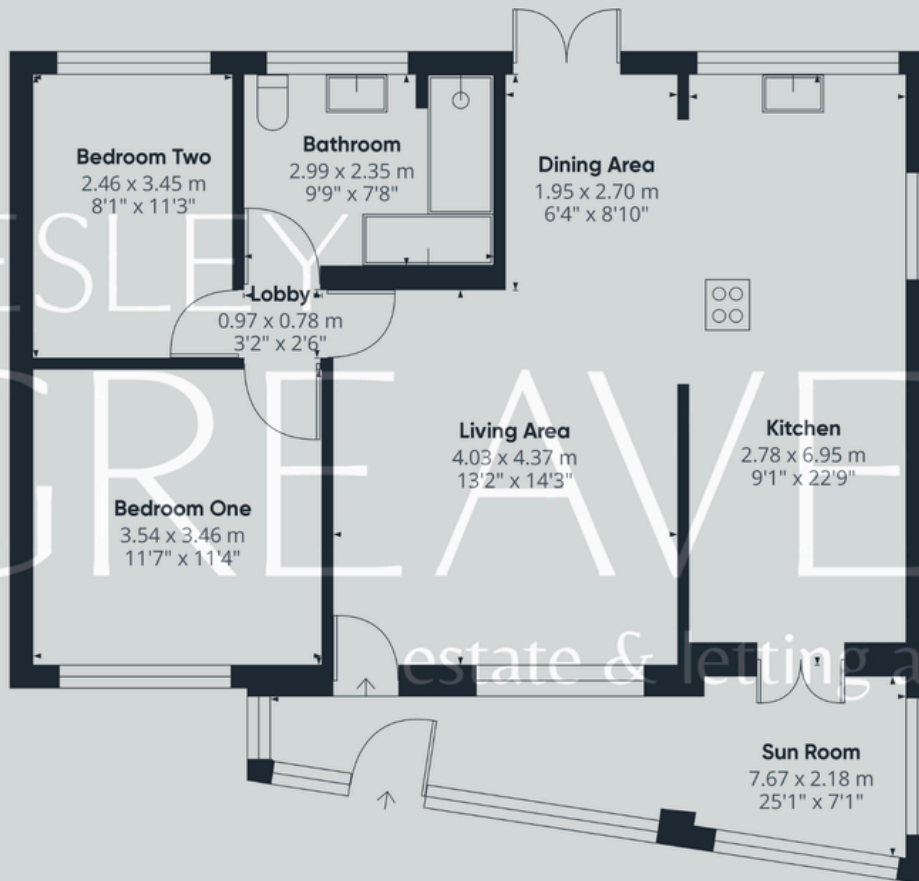
THIS MODERNISED DETACHED BUNGALOW, SITUATED IN A QUIET CUL-DE-SAC, IS OFFERED FOR SALE WITH NO UPWARD CHAIN. THE ACCOMMODATION INCLUDES A SUNROOM ENTRANCE AT THE FRONT, TWO DOUBLE BEDROOMS, AND A FIVE-PIECE BATHROOM SUITE WITH BOTH A BATH AND A SEPARATE DOUBLE SHOWER CUBICLE. THE LIVING ROOM FEATURES TILED WALLS AND A WALL-MOUNTED ELECTRIC FIRE, WHILE THE OPEN-PLAN KITCHEN, BREAKFAST, AND DINING ROOM OFFERS AMPLE SPACE FOR FAMILY GATHERINGS. THE DINING AREA HAS FRENCH DOORS OPENING ONTO THE REAR GARDEN, AND THE KITCHEN IS EQUIPPED WITH SHAKER-STYLE UNITS, WOODEN WORK SURFACES, AND A BREAKFAST BAR. THE KITCHEN ALSO INCLUDES AN INTEGRATED DISHWASHER AND WASHING MACHINE, DOUBLE OVEN, MICROWAVE, FIVE-RING GAS HOB, STAINLESS STEEL EXTRACTOR, AND SPACE FOR A LARGE FRIDGE FREEZER.

EXTERNALLY, THE PROPERTY OFFERS BLOCK-PAVED PARKING AT THE FRONT, GATED SIDE ACCESS, AND A LOW-MAINTENANCE REAR GARDEN WITH PAVING AND GRAVEL.

CARLTON IS A POPULAR RESIDENTIAL AREA WITH A WIDE RANGE OF AMENITIES, INCLUDING SCHOOLS, LOCAL SHOPPING AREAS, A SUPERMARKET, PLAYING FIELDS, PUBLIC TRANSPORT LINKS, AND TWO LEISURE CENTRES.

THIS BUNGALOW IS PERFECT FOR THOSE SEEKING A COMFORTABLE AND CONVENIENT LIFESTYLE IN A WELL-CONNECTED COMMUNITY. VIEWINGS ARE HIGHLY RECOMMENDED.

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 87 SQ METERS



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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