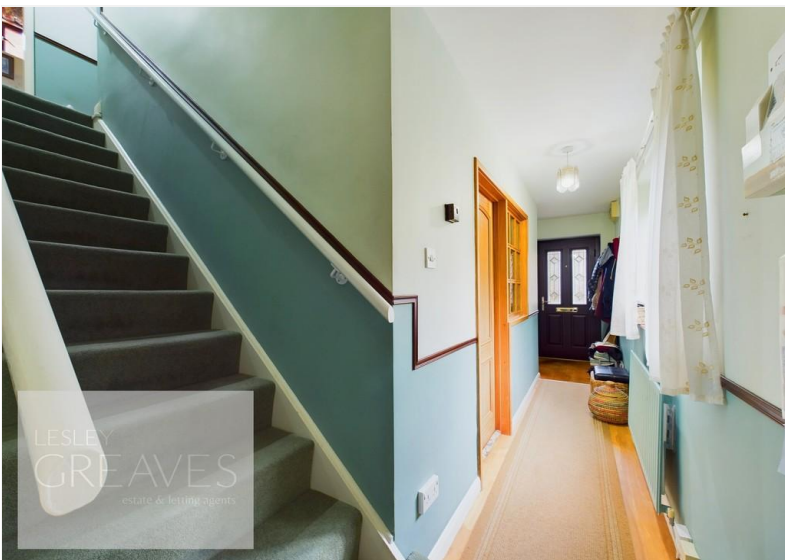




£280,000

Newgate Close, Carlton, Nottingham NG4 1BA

EPC Rating D



Generous landscaped gardens complete with family home! Located in a cul de sac position, there is a lawned garden at the front, a driveway and single garage with power and light. Gated access at the side leads to a bin and meter area with further gated access to the lawned gardens which extend to the rear. Well stocked banks with a pond have steps leading to a vegetable garden.

A composite door leads to an entrance hallway where there are doors to the living room, kitchen and cloakroom/WC. The kitchen is fitted with a range of wall and base units and has spaces for a cooker, washing machine, slimline dishwasher, fridge and freezer. There is a door into the garden and a door to the dining room. The dining room has a door to the living room and patio doors overlooking the rear garden. The living room is fitted with a gas fire suite, an under stair storage cupboard and a feature bay window to the front.

To the first floor is access to the loft, an airing cupboard housing the hot water cylinder, doors to all bedrooms and to the family bathroom which has an electric shower over the bath. The master bedroom is fitted with a range of wardrobes and a dressing table. Three of the bedrooms have built in storage.

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
- Council tax band D

ENTRANCE HALL 18' 1" x 2' 11" (5.51m x 0.89m)

WC 6' 5" x 3' 7" (1.96m x 1.09m)

KITCHEN 10' 8" x 8' 10" (3.25m x 2.69m)

DINING ROOM 10' 10" x 10' 8" (3.3m x 3.25m)

LIVING ROOM 16' 9" x 14' 1" maximum (5.11m x 4.29m)

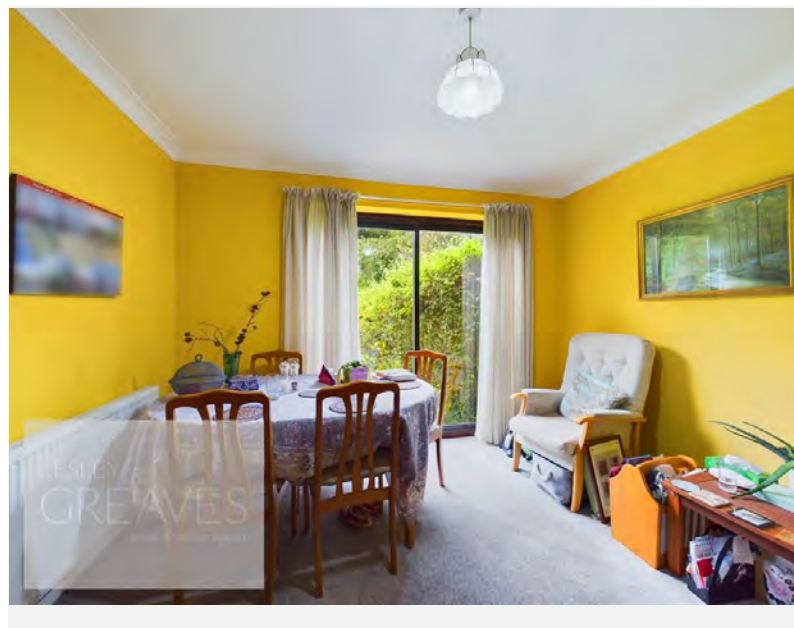
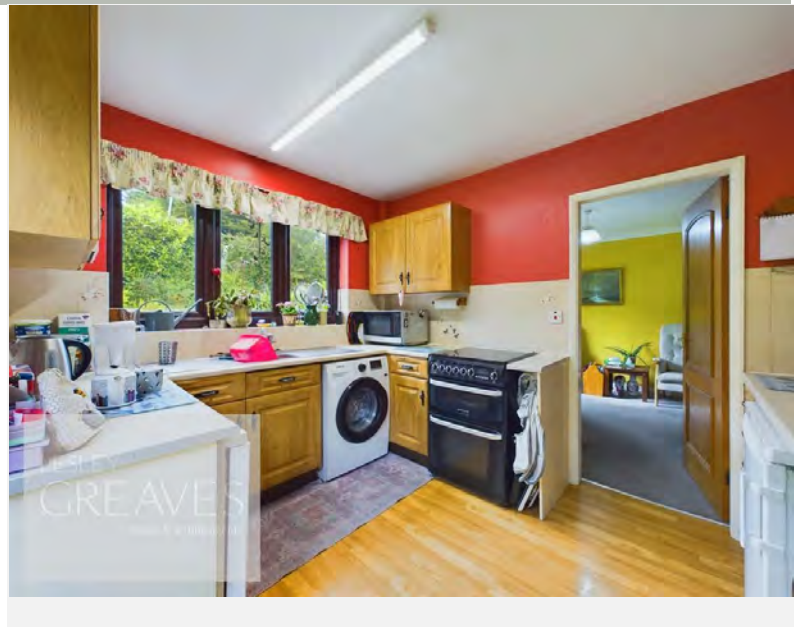
BEDROOM ONE 14' 11" x 11' 2" to back of wardrobes (4.55m x 3.4m)

BEDROOM TWO 10' 11" x 10' 7" (3.33m x 3.23m)

BEDROOM THREE 9' 4" x 7' 4" (2.84m x 2.24m)

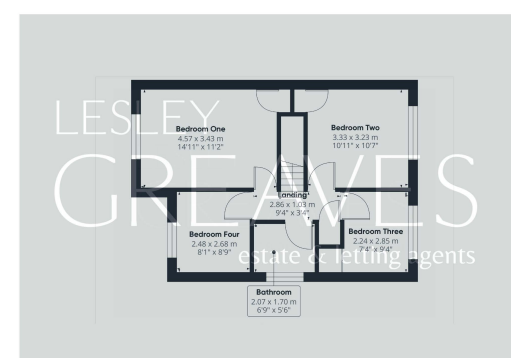
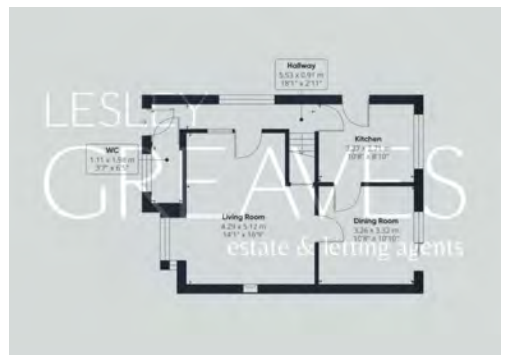
BEDROOM FOUR 8' 9" x 8' 1" (2.67m x 2.46m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 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.

Company Registration Number: 57 73 186 | VAT Number: 917862296

