



£400,000

Orlando Drive, Carlton, Nottingham NG4 3FL

EPC Rating D



Sizeable traditional semi-detached house, complete with parking and a garage, located on a sought after road.

In brief, the bay fronted accommodation comprises a welcoming entrance hall, with under stair storage and high gloss tiled flooring which continues through to the stunning kitchen diner. Fitted with granite countertops incorporating a breakfast bar, the kitchen is fitted with two ovens, a five ring gas hob and a stainless steel extractor hood. There is also an integrated dishwasher and space for a fridge freezer. French style doors lead to the rear garden and there is an open plan dining room. There's a bay fronted living room with a log burning stove, utility room with under counter spaces for a washing machine and tumble dryer, downstairs WC and a study.

There are three good size bedrooms to the first floor and a modern four piece bathroom with both a bathtub and separate shower cubicle, mains fed. The master bedroom is served by an en-suite shower room.

There are low maintenance gardens both front and rear with a paved patio, lawn, gated rear access and an outside tap.

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 C

ENTRANCE HALL 13' 6" x 7' 10" (4.11m x 2.39m)

LIVING ROOM 13' 3" plus bay x 12' 4" into recess (4.04m x 3.76m)

KITCHEN DINER FAMILY ROOM L Shape 21' 9" x 15' 3" maximum measurements (6.63m x 4.65m)

UTILITY ROOM 6' 5" x 5' 6" (1.96m x 1.68m)

WC 5' 6" x 3' 1" (1.68m x 0.94m)

OFFICE 6' 5" x 6' 4" (1.96m x 1.93m)

BEDROOM ONE 12' 7" x 11' 2" (3.84m x 3.4m)

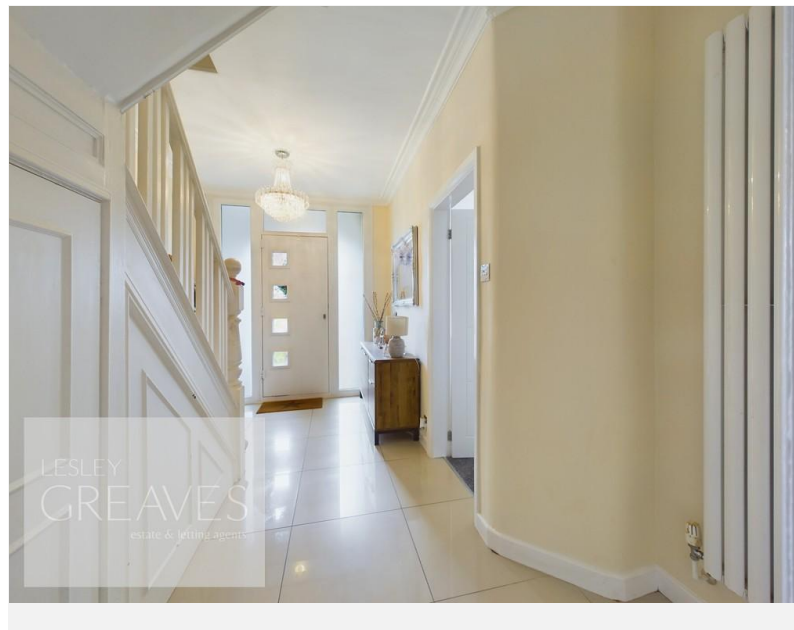
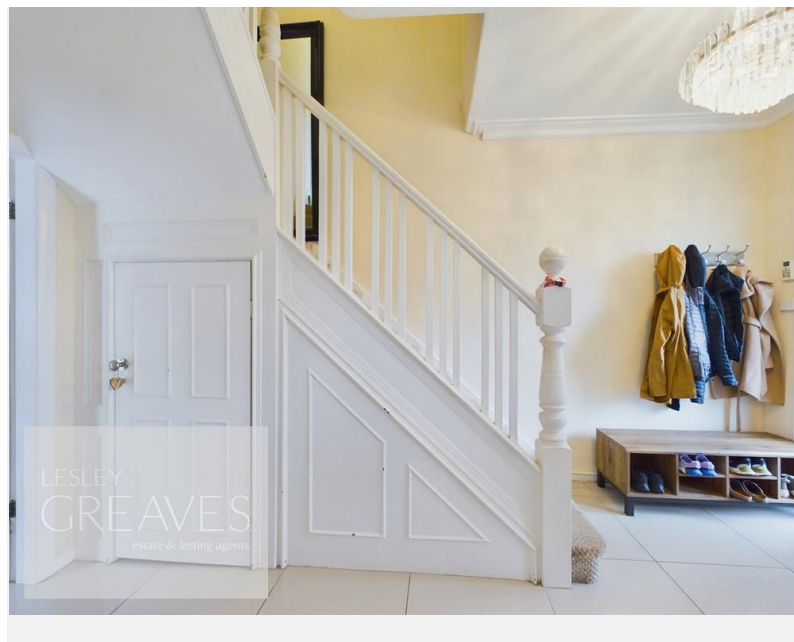
EN-SUITE 7' 11" x 4' 11" (2.41m x 1.5m)

BEDROOM TWO 11' 10" into recess x 11' 6" (3.61m x 3.51m)

BEDROOM THREE 11' 11" x 9' 7" into recess (3.63m x 2.92m)

BATHROOM 8' 10" x 7' 8" (2.69m x 2.34m)

GARAGE 21' 4" x 9' 8" (6.5m x 2.95m)



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: 57 73 186 | VAT Number: 917862296