



**£200,000 to £210,000**

GUIDE PRICE

CONWAY CRESCENT  
CARLTON

- NO CHAIN
- CUL-DE-SAC LOG
- STOVE SHAKER
- KITCHEN
- BREAKFAST BAR
- UTILITY ROOM
- EPC D



## Much-Improved Terraced Family Home in Quiet Cul-de-Sac

THIS MUCH-IMPROVED TERRACED FAMILY HOME, LOCATED IN A QUIET CUL-DE-SAC, IS OFFERED FOR SALE WITH NO UPWARD CHAIN.

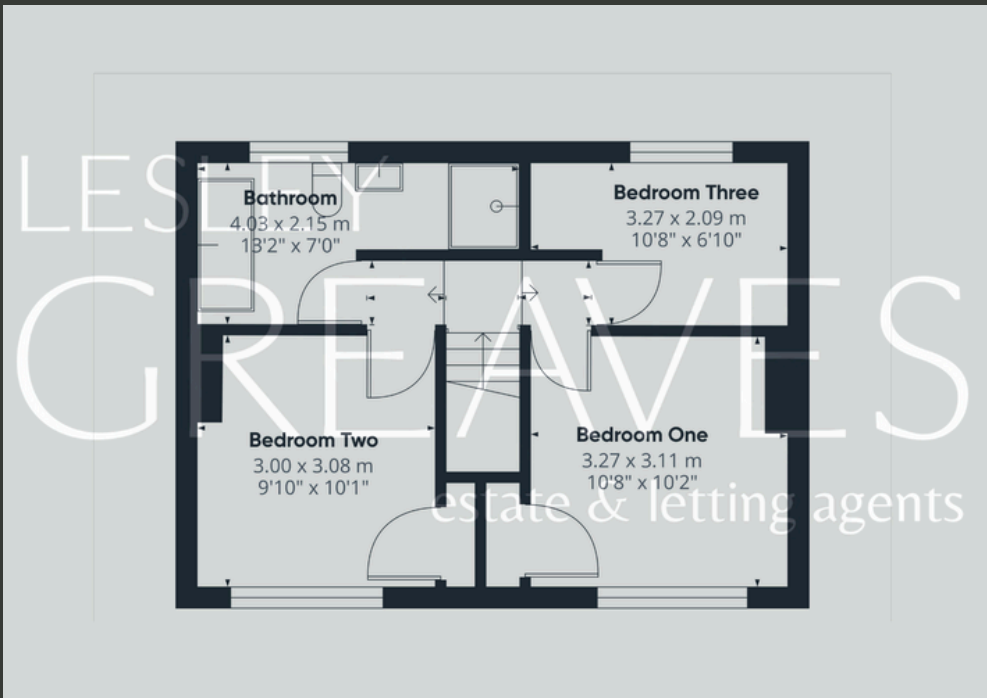
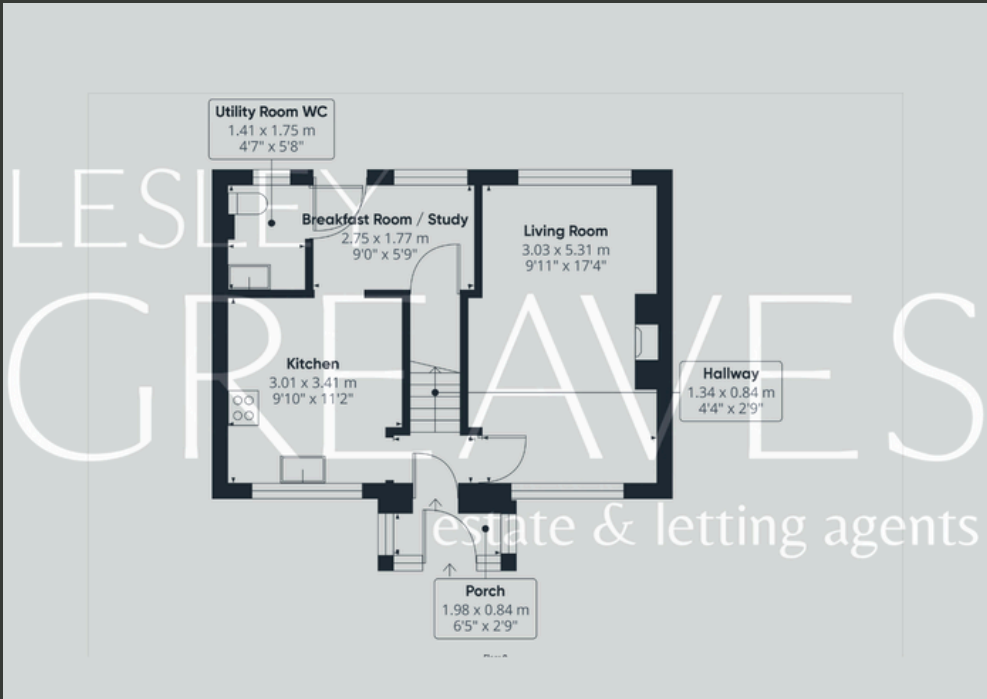
THE PROPERTY FEATURES A WELCOMING PORCH LEADING TO AN ENTRANCE LOBBY WITH STAIRS TO THE FIRST FLOOR AND ACCESS TO THE LIVING ROOM AND KITCHEN. THE SPACIOUS LIVING ROOM BOASTS DUAL ASPECT WINDOWS AND A COZY LOG-BURNING STOVE. THE RE-FITTED KITCHEN IS EQUIPPED WITH SHAKER-STYLE UNITS, WOODEN WORK SURFACES, A CERAMIC SINK, A FITTED OVEN, A GAS HOB, AND A STAINLESS STEEL EXTRACTOR. THERE IS SPACE FOR A FRIDGE FREEZER AND AN UNDER-COUNTER DISHWASHER. AN OPENING LEADS TO A BREAKFAST AREA WITH A FITTED BAR, WHICH COULD ALSO SERVE AS A STUDY. THIS AREA INCLUDES AN UNDER-STAIR STORAGE CUPBOARD, A DOOR TO THE REAR GARDEN, AND A DOOR TO THE UTILITY ROOM/WC. THE UTILITY ROOM IS FITTED WITH MATCHING BASE AND WALL UNITS, A SINK, A LOW-LEVEL WC, AND UNDER-COUNTER SPACE FOR A WASHING MACHINE.

THE FIRST FLOOR COMPRISES THREE GENEROUSLY SIZED BEDROOMS, WITH BUILT-IN STORAGE CUPBOARDS IN THE FIRST AND SECOND BEDROOMS. A RE-FITTED FOUR-PIECE BATHROOM, COMPLETE WITH A BATH AND A SEPARATE SHOWER CUBICLE WITH AN ELECTRIC SHOWER, COMPLETES THE ACCOMMODATION.

EXTERNALLY, THE PROPERTY FEATURES A SHORT WALKWAY TO THE FRONT ENTRANCE AND DOUBLE GATES LEADING TO AN ENCLOSED FRONT YARD. THE REAR OF THE PROPERTY BOASTS A GENEROUS GARDEN REQUIRING LANDSCAPING.

CARLTON IS A POPULAR RESIDENTIAL AREA CLOSE TO A WIDE RANGE OF AMENITIES, INCLUDING SCHOOLS, LOCAL SHOPPING AREAS, A SUPERMARKET, PLAYING FIELDS, PUBLIC TRANSPORT LINKS, AND TWO LEISURE CENTRES. VIEWINGS ARE HIGHLY RECOMMENDED TO APPRECIATE THE IMPROVEMENTS AND POTENTIAL OF THIS DELIGHTFUL FAMILY HOME.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 80 SQ METERS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# Lesley Greaves Estate & Lettings Agents

20 Main Road ,Gedling, Nottingham, NG4 3HG

0115 987 7337

sales@lesleygreaves.co.uk