



Offers In Excess Of £230,000

Bentinck Road, Carlton, Nottingham NG4 3QD

EPC Rating C



A must view, well presented family home. In brief, the entrance hallway has stairs to the first floor and under stair space, a dual aspect bay fronted lounge diner and a modern fitted kitchen breakfast room with a built in oven and microwave, gas hob, stainless steel extractor and space for a fridge freezer. There is also a door onto the back garden.

There are three bedrooms to the first floor and a family bathroom, with a mains fed shower over the bath. The loft room can be access via a pull down ladder on the landing.

There's an artificial lawn garden to the front and driveway at the side with double gates leading to further driveway. To the rear is a paved patio, lawn, a timber shed and brick built outhouses incorporating storage, a utility with plumbing for a washing machine and a WC. Gated access leads to further garden area.

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.

ENTRANCE HALL 11' 0" x 4' 6" (3.35m x 1.37m)

KITCHEN/BREAKFAST ROOM 13' 0" x 9' 3" (3.96m x 2.82m)

LOUNGE/DINER 25' 0" x 12' 1" (7.62m x 3.68m)

BEDROOM ONE 11' 0" x 10' 4" (3.35m x 3.15m)

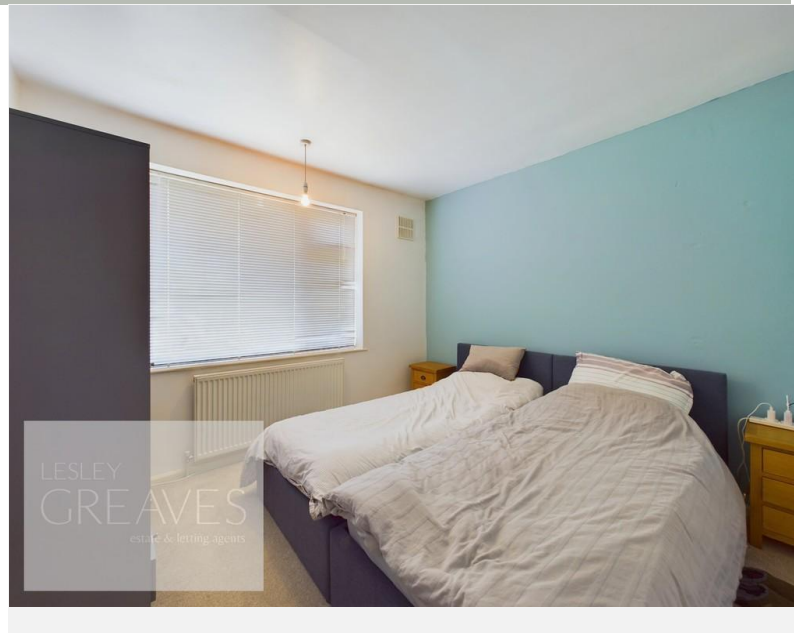
BEDROOM TWO 12' 0" x 9' 0" (3.66m x 2.74m)

BEDROOM THREE 9' 3" x 8' 0" (2.82m x 2.44m)

BATHROOM 8' 0" x 6' 6" (2.44m x 1.98m)

LOFT 13' 1" x 13' 0" Reduced head height (3.99m x 3.96m)

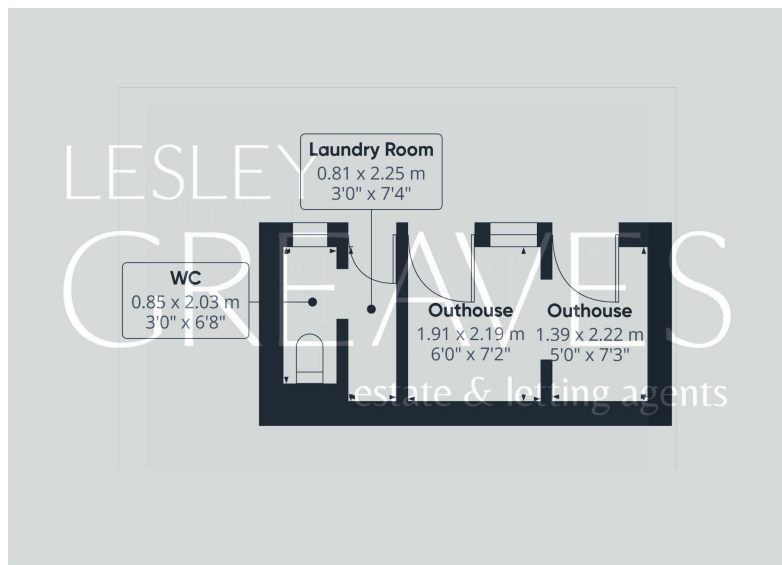
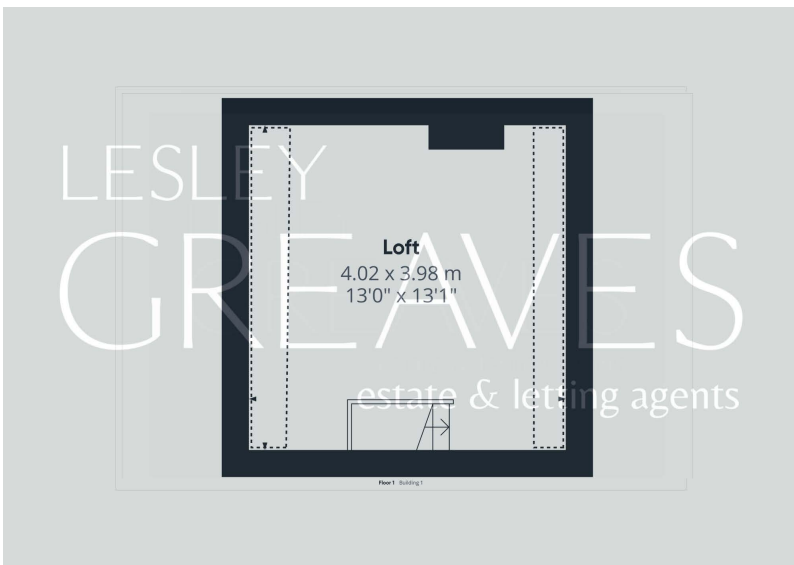
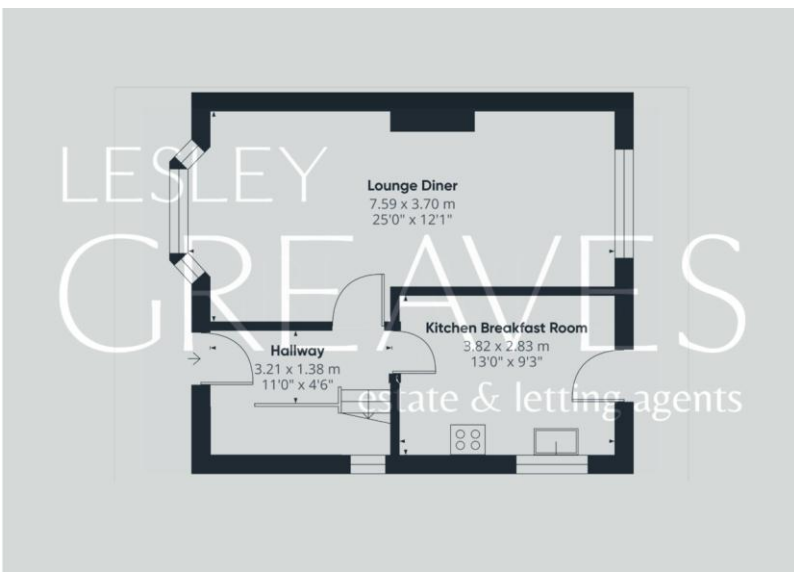
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





# LESLEY GREAVES

estate & letting agents



COUNCIL TAX BAND: B

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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.



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