



## 14 Lavender Crescent, Carlton – NG4 3QY

Guide Price £270,000

DavidJames  
the estate agent





## 14 Lavender Crescent

Carlton, Nottingham

NO CHAIN! Close to Carlton's amenities, this 3-bed detached house is a perfect opportunity for a growing family with potential for further personalisation featuring 2 reception rooms and parking!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Three-bedroom detached house with potential for further personalisation and no upward chain
- Ideally situated for convenient access to Carlton's shops, supermarkets, schools and bus services
- Generously sized lounge with gas fireplace and large feature bay window
- Second versatile reception room, ideal as a dining room or family room
- Well-equipped kitchen fitted with a range of shaker-style units and integrated cooking appliances
- Three double bedrooms (with fitted wardrobe storage)
- Good-sized wet room with mains shower, WC and sink
- Benefitting from a full re-wire and gas central heating with a combination boiler
- Hard landscaped rear garden designed for low maintenance with a paved patio area and established planting
- Good-sized driveway and detached garage providing off street parking













Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

88.2 m<sup>2</sup>

950 ft<sup>2</sup>

**Reduced headroom**

1.1 m<sup>2</sup>

11 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## David James Estate Agents

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