

## Midland Crescent, Carlton, Nottingham, NG4 2HB



**Offers Over £279,000**



**VIEW IN PERSON OR ONLINE!** This stunning bungalow situated in Carlton and close to public transport links and local amenities is an absolute must see! With high quality finishings, front and rear gardens, driveway with ample parking with garage, a beautiful modern kitchen, and much more! We anticipate this unique bungalow to be highly sought after so please contact us today to arrange a viewing and avoid disappointment!



## Entrance Porch 4'1" x 9'0"

Upvc door to front elevation with upvc door to hallway.

## Hallway

Includes doors to kitchen, shower room, bedroom/sitting room, bedroom, bedroom, storage cupboard, and dining room with loft access.

## Dining Room 8'6" x 18'9"



includes full length window to front elevation, with radiator and archway to living room.

## Living Room 17'4" x 12'0"



Includes radiator, full length window to front elevation, sliding door to side elevation, electric fire with fireplace

## Kitchen 15'5" x 9'3"



Includes a range of wall and base units, granite worktops, sink with stainless steel mixer tap, Smeg range cooker with seven ring hob and four ovens, integrated extractor fan, integrated dishwasher, ceiling mounted spotlights, double glazed window to rear elevation, and upvc door to side elevation.

## Master Bedroom 10'9" x 12'9"



Includes radiator, fitted wardrobes, fitted cupboards over bed with entrance to ensuite

## Ensuite 8'8" x 6'6"



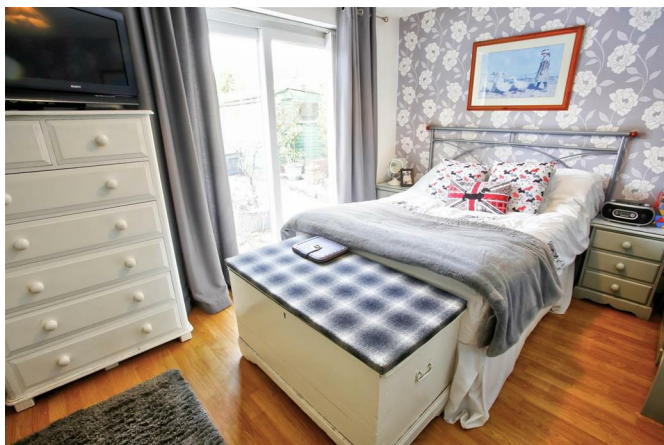
Includes shower cubicle, W. C, wash hand basin with stainless steel mixer tap, heated towel rail, with frosted glass window surrounding.

## Shower Room 6'2" x 10'10"



Includes in close shower unit with wall mounted shower and waterfall style shower head, wash hand basin with stainless steel mixer tap and vanity unit, W. C, heated towel rail, and ceiling mounted spotlights with extractor fan, and double glaze window to rear elevation.

## Bedroom Two 12'1" x 10'9"



Includes radiator, built in wardrobe and sliding doors to rear elevation to garden.

## Bedroom Three/Sitting Room 9'1" x 11'0"



Includes radiator and sliding doors to rear elevation to garden.

## External



To the front of the property is an established front garden with plants, shrubs and trees. There is a driveway which runs from the front of the property down the side and to parking spaces at the rear with a garage that includes plumbing, lighting, and electricity. To the rear of the property is an established garden which has privacy conifers surrounding, a shed and laid to lawn with concrete slab patio area.

## Other information

The property is situated within 500 yards of both the Netherfield and Carlton Train Stations and is within

catchment of Carlton le Willows school and several primary schools The council tax is a band B and EPC Rating D.

NOTE All the measurements given in the details are approximate.

NOTE Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.

NOTE Belvoir, for themselves and the Vendors of the property, whose Agents they are, give notice that:

1 - These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract.

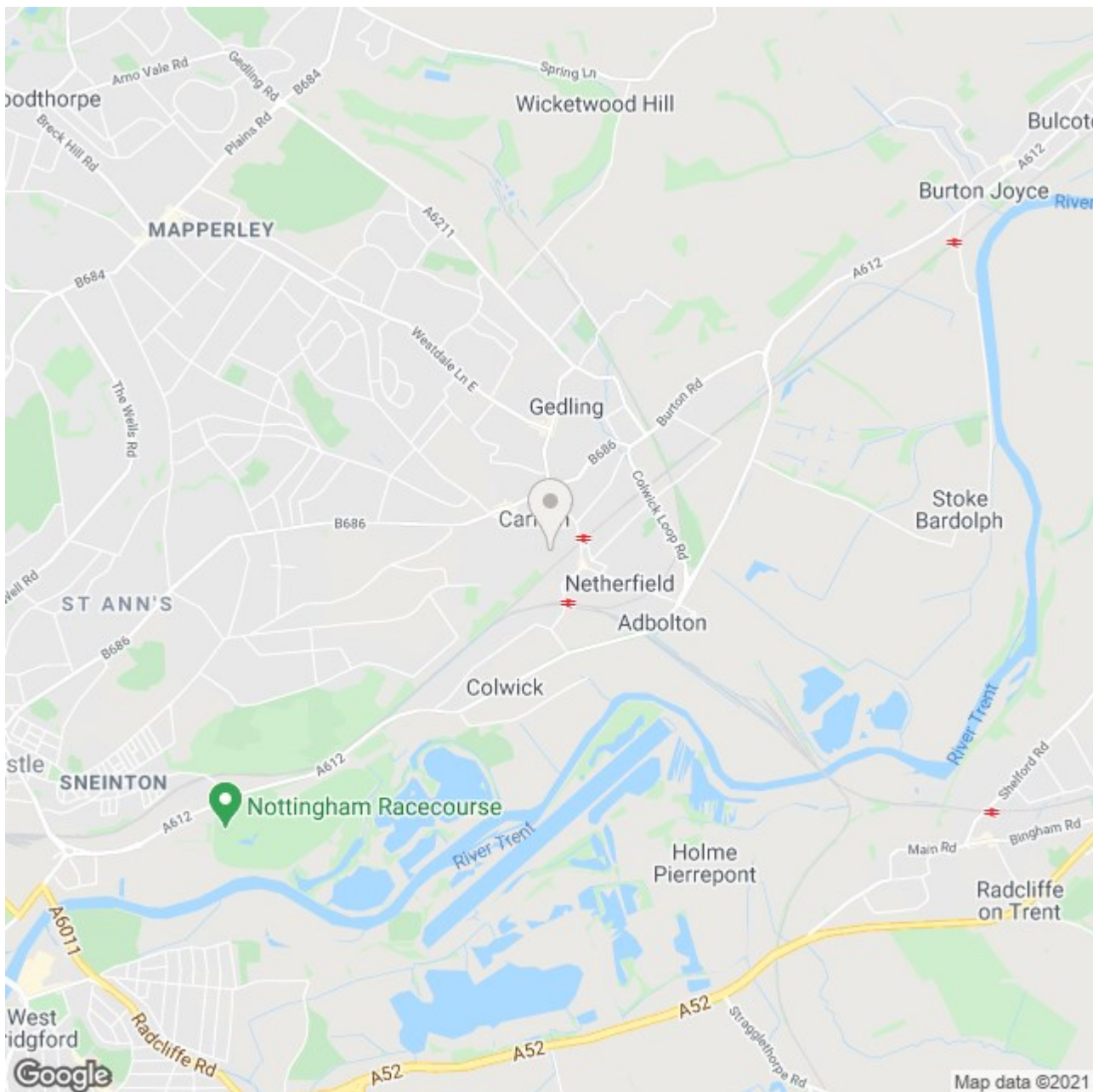
2 - No person in the employment of Belvoir has any authority to make or give any representation or warranty whatsoever in relation to the property.


PURCHASE PROCEDURE All negotiations are conducted through Belvoir. Please contact our Sales Office if you wish to purchase this property before applying for a mortgage or contacting your solicitor, otherwise you may find that we have agreed a sale to another purchaser.

No responsibility can be accepted for any loss or expense incurred in viewing







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	