£220,000-£230,000

GUIDE PRICE

HASTINGS STREET
CARLTON

- TWO BEDROOM COTTAGE
- OPEN PLAN LOUNGE
- DINING KITCHEN
- GROUND FLOOR WC
- OFF ROAD PARKING
- EPC D

Well Presented Two-Bedroom Home in Prime Location

THIS WELL-PRESENTED TWO-BEDROOM HOME OFFERS STYLISH AND SPACIOUS ACCOMMODATION, IDEALLY POSITIONED CLOSE TO LOCAL AMENITIES AND FREQUENT BUS SERVICES INTO NOTTINGHAM CITY CENTRE, MAKING IT IDEAL FOR FIRST-TIME BUYERS OR INVESTORS.

THE ACCOMMODATION BEGINS WITH AN ENTRANCE HALLWAY WITH ACCESS TO A USEFUL GROUND-FLOOR WC.

A PARTICULAR FEATURE IS THE GENEROUS OPEN-PLAN LOUNGE, OFFERING AN EXCELLENT SPACE FOR RELAXING AND ENTERTAINING, WITH ATTRACTIVE WOODEN FLOORING, FEATURE FIREPLACES AND PLENTY OF NATURAL LIGHT.

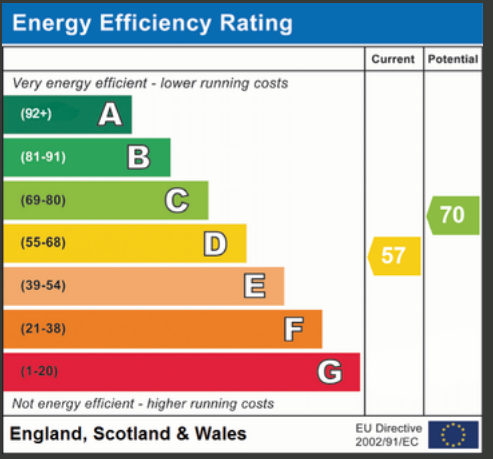
TO THE REAR IS THE IMPRESSIVE KITCHEN/DINER, FITTED WITH A CONTEMPORARY RANGE OF UNITS, WORK SURFACES AND TILED SPLASHBACKS, TOGETHER WITH AN INTEGRATED DISHWASHER. THERE IS AMPLE SPACE FOR DINING, WHILE A DOOR PROVIDES ACCESS TO THE OFF-ROAD PARKING AT THE SIDE.

TO THE FIRST FLOOR ARE TWO WELL-PROPORTIONED DOUBLE BEDROOMS, WITH THE MAIN BEDROOM BENEFITING FROM FITTED STORAGE, TOGETHER WITH A CONTEMPORARY SHOWER ROOM.

EXTERNALLY, THE ENCLOSED REAR GARDEN FEATURES A PAVED PATIO, GENEROUS LAWN, PLANTED BORDERS AND A USEFUL SHED. THE PROPERTY ALSO BENEFITS FROM OFF-ROAD PARKING TO THE SIDE.

A FANTASTIC, MOVE-IN-READY HOME IN A CONVENIENT LOCATION, WITH EARLY VIEWING HIGHLY RECOMMENDED.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 89 SQ METERS



LESLEY
GREAVES
estate & letting agents

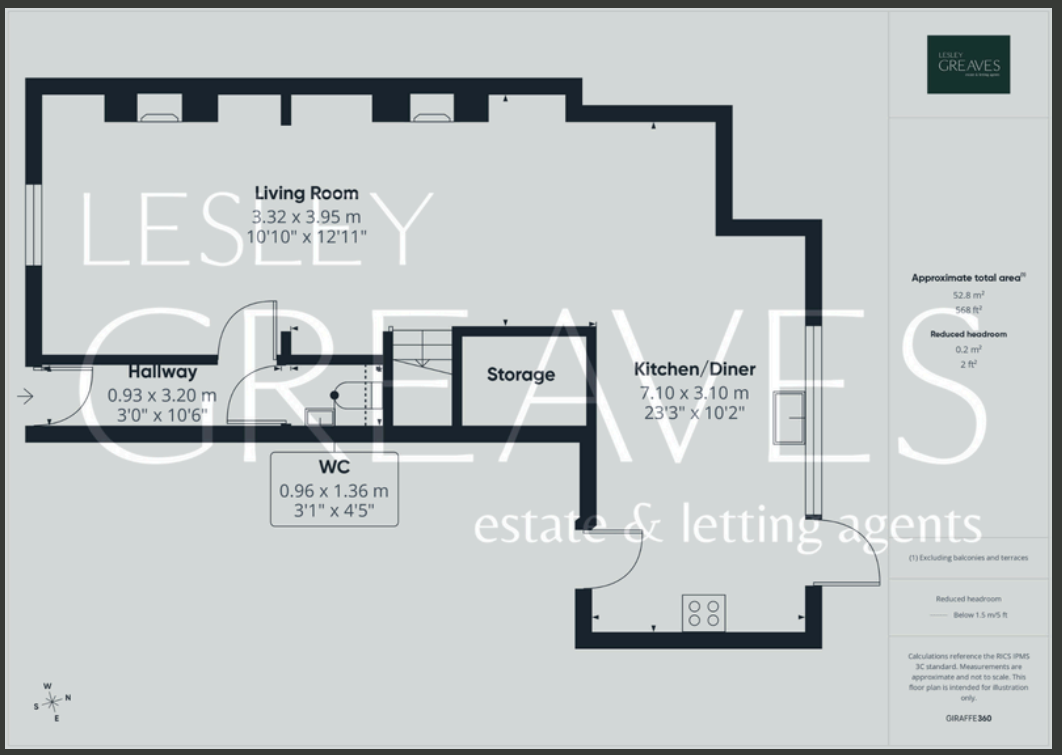
LESLEY
GREAVES
estate & letting agents

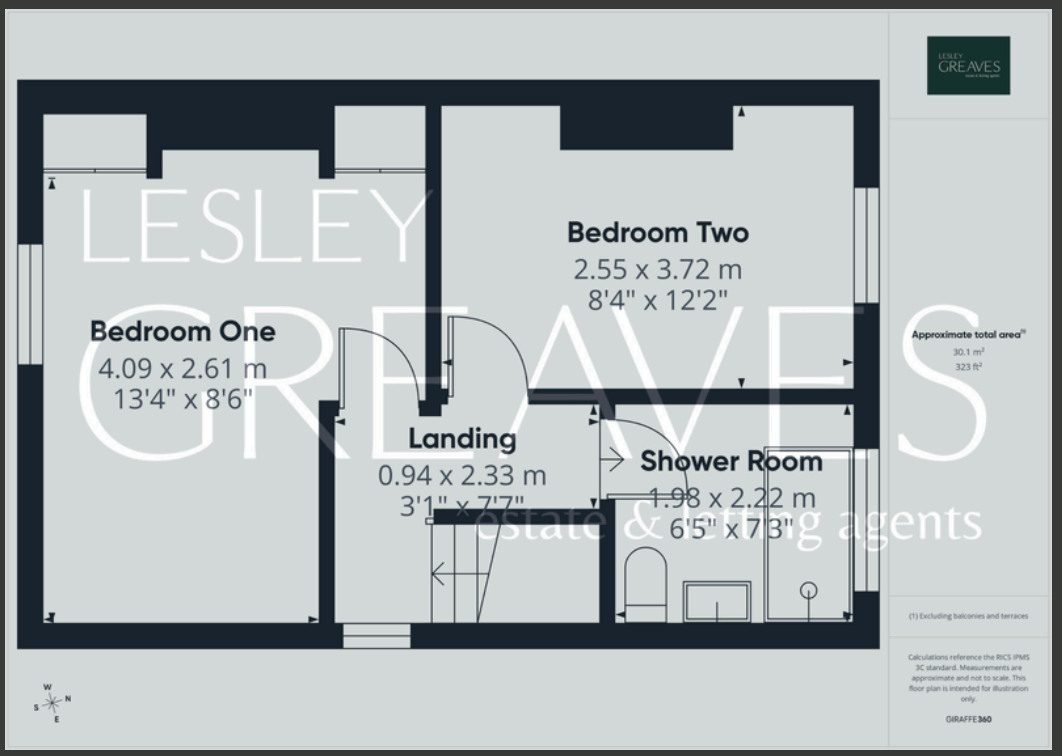
LESLEY
GREAVES
estate & letting agents

LESLEY
GREAVES
estate & letting agents

LESLEY
GREAVES
estate & letting agents

ROAD
AHEAD
CLOSED
Diversion
STOP
LESLEY
GREAVES
estate & letting agents





Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

Lesley Greaves Estate & Lettings Agents

22 Main Road ,Gedling, Nottingham, NG4 3HP

0115 9877337

Sales@lesleygreaves.co.uk