

# JOHNSONS & PARTNERS

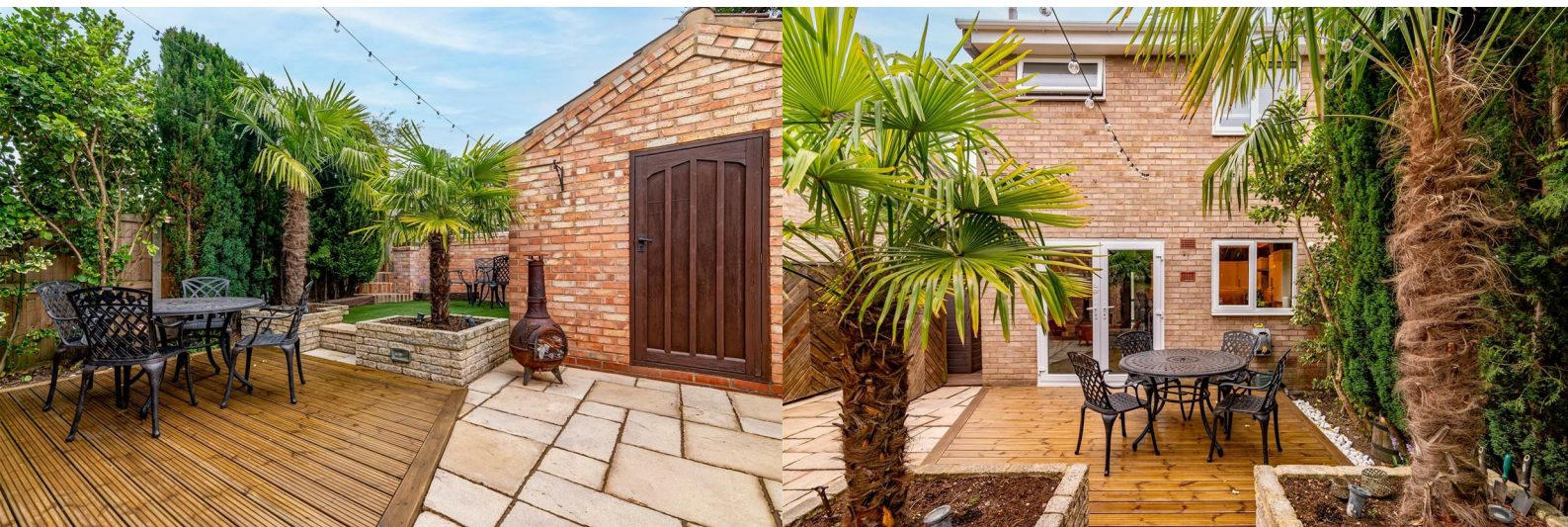
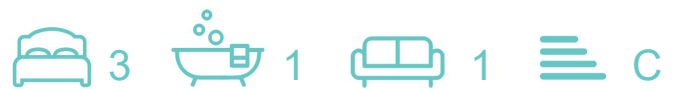
Estate and Letting Agency



**48 STEINBECK ROAD, CARLTON**

NOTTINGHAM, NG4 1FF

**£250,000**



# 48 STEINBECK ROAD

CARLTON, NOTTINGHAM, NG4 1FF

£250,000



Beautifully Presented Three Bedroom Semi-Detached Home | Modern Interiors | Immaculate Rear Garden | Workshop | Driveway | Dining Kitchen | Close to Local Amenities | Viewings Highly Advised |

Welcome to Steinbeck Road, Carlton - a beautifully presented three bedroom semi-detached property that seamlessly blends contemporary living with everyday practicality. Ideal for a variety of buyers, this home is perfectly situated close to a wealth of local amenities and excellent transport links, making it an attractive prospect for families, professionals, or those seeking to downsize without compromise.

Upon entering, you are greeted by an inviting porchway which leads into a spacious living room, finished with modern décor and filled with natural light - the perfect space for relaxation or entertaining guests. The heart of the home is the stylish dining kitchen, which overlooks the landscaped rear garden, providing a delightful backdrop for family meals or gatherings with friends.

Upstairs, you will find three well-appointed bedrooms, each offering comfortable accommodation and flexibility to suit your needs, alongside a modern family bathroom.

Outside, the rear garden has been meticulously landscaped to create a low-maintenance, tranquil haven - your own private oasis for unwinding after a long day. A brick built workshop provides additional storage or space for hobbies, while the front offers a tidy garden and private driveway with parking for two cars.

This wonderful home is ready to move straight into, with nothing left to do except unpack and enjoy. Viewing is highly recommended to fully appreciate all that this exceptional property has to offer. Don't miss your chance – arrange your viewing today!

## Entrance Hallway

## Living Room

14'5" x 13'10" (4.41 x 4.23)

## Dining Kitchen

14'7" x 10'3" (4.47 x 3.14)

## Pantry Cupboard

## First Floor Landing

## Bedroom One

13'8" x 8'2" (4.19 x 2.51)

## Bedroom Two

9'1" x 8'2" (2.79 x 2.51)

## Bedroom Three

10'9" x 6'0" (3.29 x 1.83)

## Bathroom

6'2" x 6'1" (1.88 x 1.87)

## Workshop

9'6" x 9'1" (2.91 x 2.77)

## Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band B

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

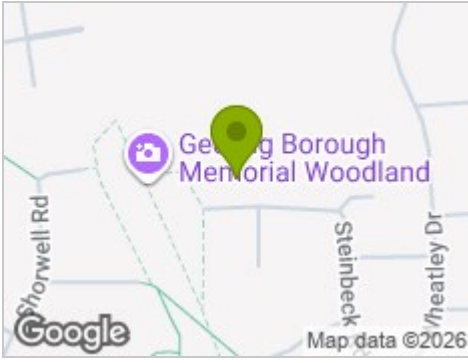
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



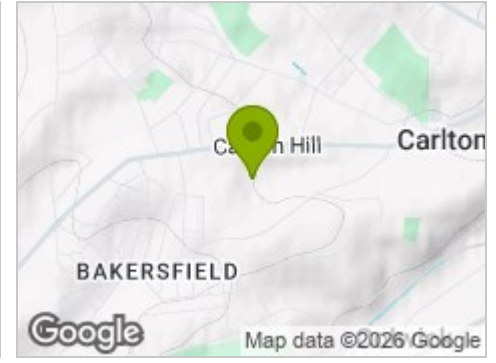
## Road Map



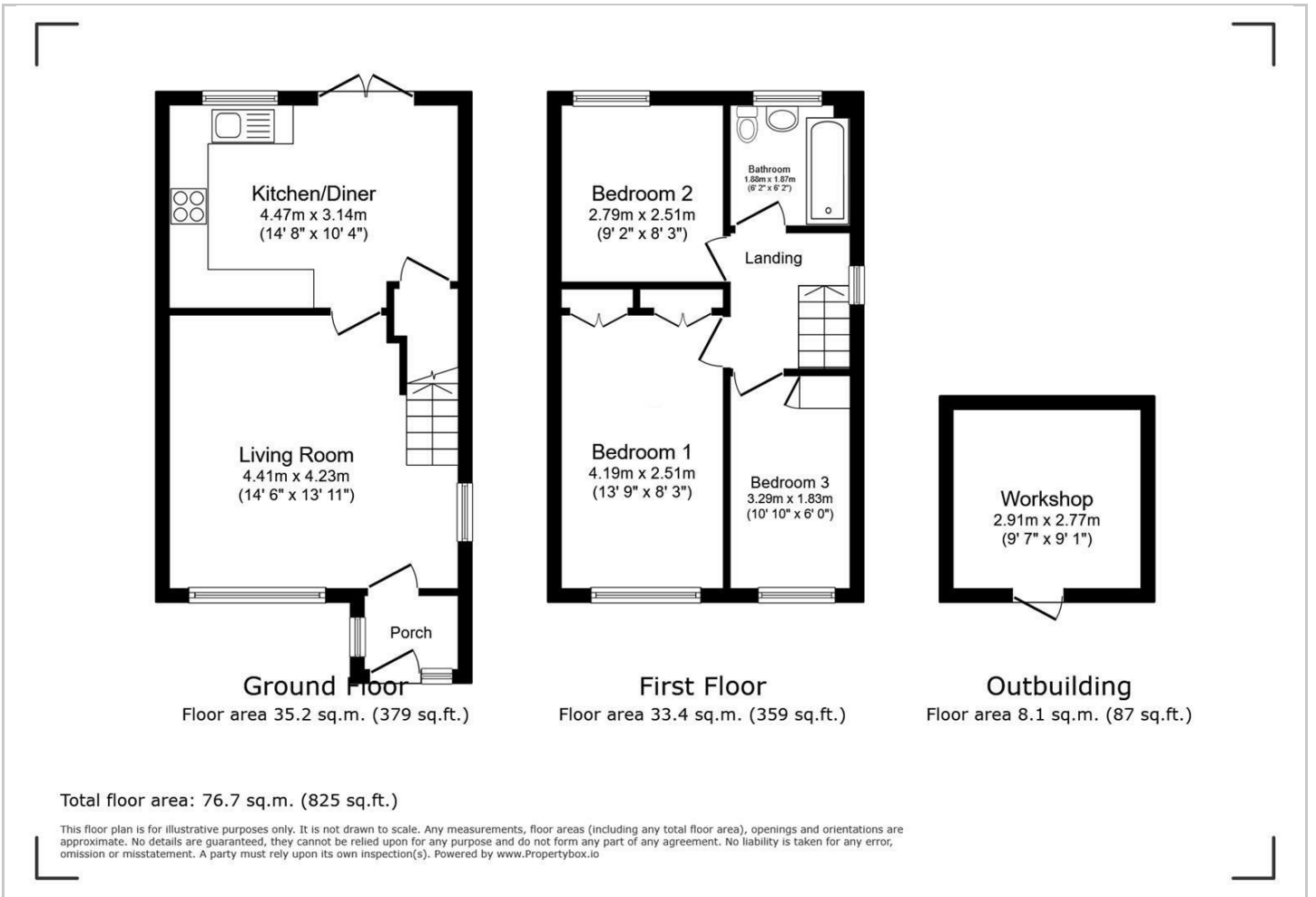
## Hybrid Map



## Terrain Map



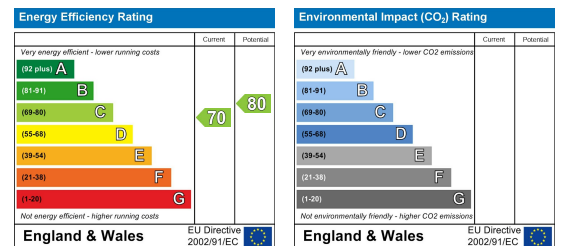
## Floor Plan



## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.