

HoldenCopley

PREPARE TO BE MOVED

Buntings Lane, Carlton, Nottingham NG4 IGX

Guide Price £250,000 - £300,000

Buntings Lane, Carlton, Nottingham NG4 IGX



GUIDE PRICE £250,000 - £275,000

NO UPWARD CHAIN...

Discover the potential of this captivating three-bedroom detached house, awaiting your personal touch to transform it into your dream home and boasting the added benefit of no upward chain. It is situated in the heart of a highly sought-after area within walking distance of Carlton Hill's vibrant high street. With its prime location boasting proximity to local amenities, eateries, bars, excellent commuting links, and school catchments, this property presents an unparalleled opportunity to create a haven tailored to your lifestyle. As you step inside, you're greeted by a hallway that leads you into a spacious reception room. The fitted kitchen offers ample space for culinary adventures, while a convenient ground-floor three-piece bathroom suite adds practicality to the layout. Ascending to the upper level, you'll discover two generously sized double bedrooms and a cosy single bedroom. However, it's the outdoor space that truly sets this property apart. A substantial driveway beckons and the garden envelops the home with its lush greenery, showcasing a variety of well-established plants and shrubs. A charming summer house offers a tranquil retreat for relaxation or hobbies. The patio seating area provides the perfect setting for enjoying the outdoors.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Reception Room
- Fitted Kitchen
- Ground Floor Three-Piece Bathroom Suite
- Large Driveway
- Fantastic Size Gardens
- No Upward Chain
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'4" x 9'3" (1.95m x 2.83m)

The entrance hall has carpeted flooring, a radiator, access to the cloakroom, partially panelled walls and a single door providing access into the accommodation.

Living Room

13'7" x 13'4" (4.15m x 4.07m)

The living room has carpeted flooring, a radiator, coving to the ceiling, a decorative fireplace, two windows to the side elevation and a bay window to the front elevation.

Kitchen

13'11" x 8'8" (4.26m x 2.66m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink with a drainer and mixer tap, an integrated oven, an integrated microwave, an integrated gas hob, an extractor fan, a wall-mounted boiler, partially tiled walls, carpeted flooring, a window to the side elevation and sliding patio doors opening out to the rear garden.

Bathroom

7'8" x 9'0" (2.35m x 2.76m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, a radiator, partially tiled walls, an extractor fan, carpeted flooring and two windows to the side and rear elevation.

FIRST FLOOR

Landing

4'4" x 9'5" (1.34m x 2.89m)

The landing has carpeted flooring, partially panelled walls, an original stained glass window to the side elevation and access to the first floor accommodation.

Master Bedroom

12'1" x 14'0" (3.69m x 4.28m)

The main bedroom has carpeted flooring, a radiator and a bay window to the front elevation.

Bedroom Two

10'10" x 9'0" (3.31m x 2.76m)

The second bedroom has carpeted flooring, a radiator and a window to the side elevation.

Bedroom Three

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

The third bedroom has carpeted flooring, a radiator, access to the loft, an in-built storage cupboard and a window to the rear elevation.

OUTSIDE

Front

The front of the property has a large driveway leading up to the property providing off-road parking for multiple cars, a lawn, a variety of plants and shrubs and fence panelling.

Rear

To the rear of the property is a lawn, a patio area, a variety of plants and shrubs and fence panelling.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

This information was obtained through the directgov website.

HoldenCopley 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.

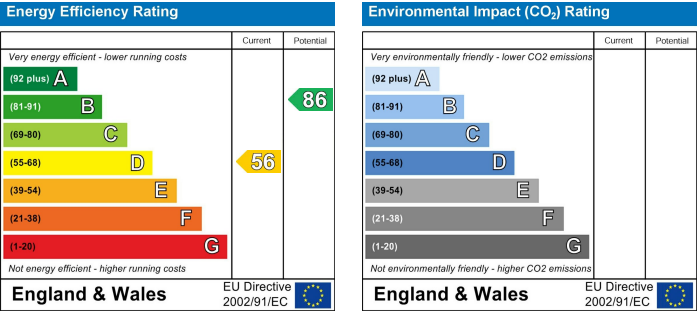
The vendor has advised the following:

Property Tenure is Freehold

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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. HoldenCopley 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 HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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