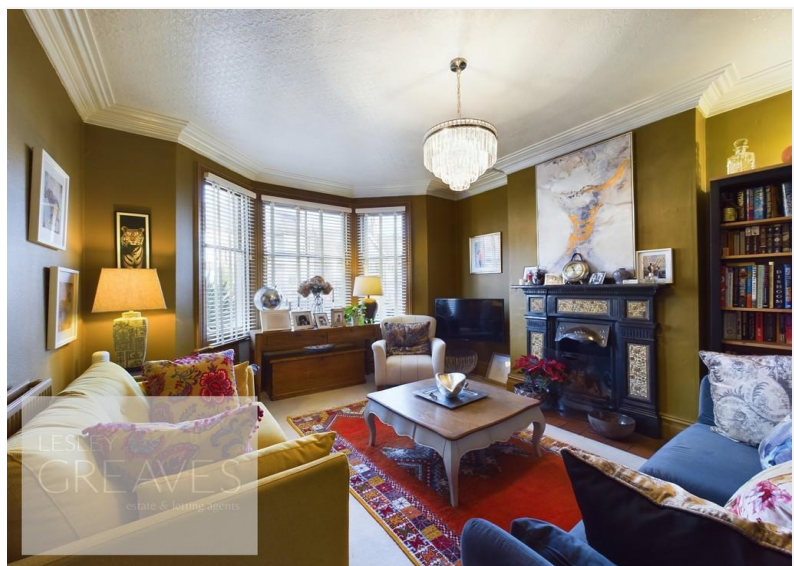


£425,000

Orlando Drive, Carlton, Nottingham NG4 3FN

EPC Rating D



High ceilings, coving and sash windows are all but a few of the original features found at this beautiful traditional detached house.

In brief, the accommodation spans three floors and comprises an entrance hallway with under stair storage cupboard, WC with wash hand basin, bay fronted living room with feature fireplace and an open plan kitchen diner with a wall mounted gas fire and French doors to the rear garden. The kitchen area is fitted with a range of contemporary units with an integrated dishwasher, fridge freezer and washing machine, fitted with a double oven, fan assisted and conventional with grill, ceramic hob and stainless steel extractor hood. The quartz work surfaces incorporate a breakfast bar.

Off the first floor galleried landing are stairs to the second floor, three bedrooms with built in wardrobes to the master bedroom and a modern white three piece bathroom with a mains fed shower over a p shape bath.

Off the second floor landing, which has a storage cupboard and Velux window, are two further bedrooms and a two piece shower room with a mains fed shower.

There is a low maintenance garden to the front with parking and gated access to the rear garden which is of generous proportions. The rear garden is mostly lawn with patio areas, a pergola, shed, outside tap and established allotment area.

Carlton is popular residential area is close to a wide range of amenities. It includes schools, local shopping areas, supermarket, playing fields, public transport links and two leisure centres.

FREEHOLD

ENTRANCE HALL 14' 0" x 6' 2" (4.27m x 1.88m) WC

5' 4" x 2' 9" (1.63m x 0.84m)

LIVING ROOM 14' 5" into bay x 12' 8" into recess (4.39m x 3.86m)

KITCHEN/DINER

DINING AREA 15' 4" into bay x 11' 7" into recess (4.67m x 3.53m)

KITCHEN AREA 10' 5" x 7' 5" (3.18m x 2.26m)

BATHROOM 6' 0" x 5' 8" (1.83m x 1.73m)

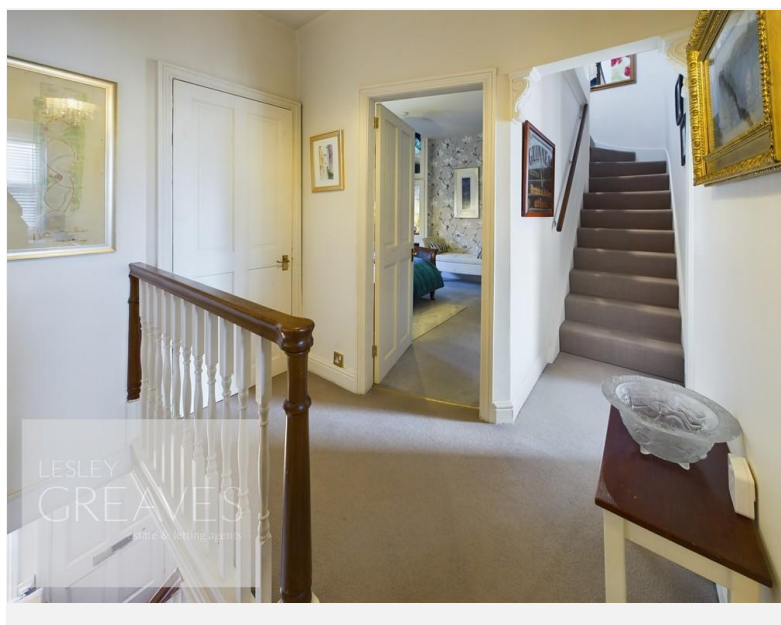
BEDROOM ONE 12' 1" plus recess x 11' 7" (3.68m x 3.53m)

BEDROOM TWO 13' 0" into recess, reduced height x 11' 7" into recess (3.96m x 3.53m)

BEDROOM THREE 10' 2" x 6' 8" (3.1m x 2.03m) BEDROOM FOUR 10' 1" x 6' 3" (3.07m x 1.91m)

BEDROOM FIVE 7' 6" plus door recess x 7' 1" (2.29m x 2.16m)

SHOWER ROOM 5' 6" x 3' 4" plus shower recess (1.68m x 1.02m)

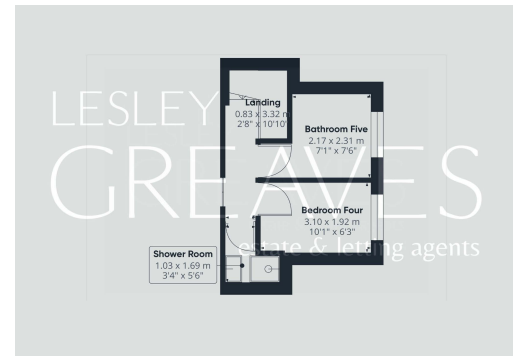
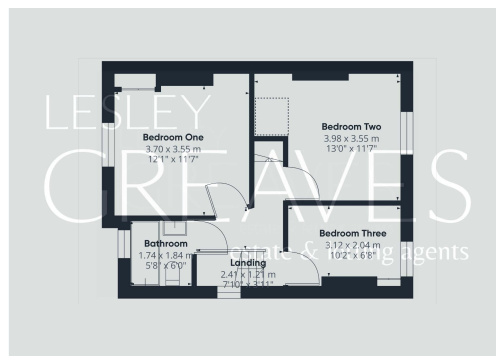
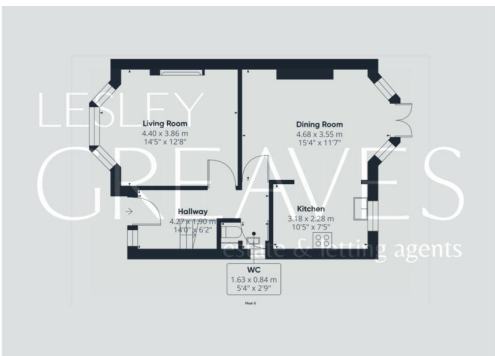


LESLEY GREAVES

estate & letting agents



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: C

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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