

**FOR SALE**

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**30a MIDLAND ROAD, CARLTON  
NOTTINGHAMSHIRE, NG4 2HA**

**£215,000**



Selected as the best independent estate agent  
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# 30a MIDLAND ROAD, CARLTON, NOTTINGHAMSHIRE, NG4 2HA

## PUT THE CHAMPAGNE ON ICE, UNPACK AND RELAX.

**A BRAND NEW SEMI-DETACHED PROPERTY CONVENIENTLY LOCATED FOR ACCESS INTO NOTTINGHAM CITY CENTRE AND A SHORT STROLL FROM CARLTON RAILWAY STATION.**

Netherfield and Carlton shopping centres are on your doorstep and offer a wide array of shops, bars and restaurants, with the Victoria Retail Park being a few minutes further afield.

This architect designed, three bedroom, semi-detached property has two en-suite bathrooms, a family bathroom and ground floor WC. Under floor heating has been laid to the ground floor with engineered oak flooring, neutral carpets and tiled floors to all other areas. The kitchen benefits from an integrated fridge/freezer, washer dryer, dishwasher, oven, hob and cooker hood. The property also benefits from Cat5 internet cabling.

Outside, the property sits back from the road, with block paved parking for two vehicles. To the rear, the garden has been landscaped for ease of maintenance and provides a generous patio area, lawn and beyond this an area of land which can be planted to your own design.



**DIRECTIONAL NOTE:** From our Bingham office leave Long Acre towards Walkers Close. Turn right onto Fairfield Street which becomes Chapel Lane. At roundabout, take the second exit onto A6097. At roundabout take second exit. At roundabout take first exit onto A62/Nottingham Road. Turn right onto Victoria Road. Turn left onto Midland Road. The property is located on the right hand side.

From Nottingham City Centre take the A60, Huntingdon Street. Keep straight onto A6008, Lower Parliament Street. Turn right to stay on A6008, Lower Parliament Street. Turn left onto Pennyfoot Street. Bear right onto A612, Manvers Street. Keep left onto A612, Daleside Road. Pass through two roundabouts, remaining on A612. Turn left onto Road No.1. Turn right onto Holyoake Villas/Chaworth Road. Keep straight onto Meadow Road. Turn left onto Victoria Road. Turn left onto Midland Road. The property is located on the right hand side.



### **HALLWAY**

Enter the property through a composite door with glazed panel. Down lighting and alarm panel. Engineered Oak flooring. Salus heating control.

Stairs to the first floor with Upvc double glazed window to the side elevation. and doors off to;

### **KITCHEN**

11'06" x 8'03" (3.51m x 2.51m)

A range of soft close wall and floor mounted units surmounted by solid Oak work surfaces. Integrated fridge/freezer and Kenwood dishwasher. Hotpoint washer/dryer. CDA electric oven and four ring CDA ceramic hob with chimney style cooker hood over. White tiled splash back. Upvc double glazed windows to the front and side elevation. Down lighting. Wall mounted Main boiler which is within one of the cupboards. Engineered Oak flooring.

Door to a storage cupboard which houses the consumer unit, Drayton water control panel and aerial unit.



**LOUNGE** 13'04" x 12'02" (max) (4.06m x 3.71m (max))  
Bi-fold doors giving access to the rear garden. Engineered oak flooring. Down lighting. Two aerial sockets. Siegenia Aeropac which circulates air.

**CLOAKROOM**

White low flush WC and sink with chrome mixer tap over and useful cupboard below. Tiled floor and extractor fan.

**STAIRS TO THE FIRST FLOOR/LANDING**

Down lighting. Radiator.





**BEDROOM THREE** 9'07" (max) x 11'08" (2.92m (max) x 3.56m)  
Upvc double glazed window to the front elevation.  
Radiator. Aerial socket. Down lighters.

**FAMILY BATHROOM**

Three piece white suite with wash hand basin, bath with Mira Jump shower over. Heated towel rail. Mirror fronted medicine cabinet with light over. Tiled floor. Obscured Upvc double glazed window to the front elevation. Extractor fan and down lighting.





**BEDROOM TWO** 13'05" (max) x 11'06"  
(4.09m (max) x 3.51m)  
Upvc double glazed window to the rear elevation.  
Down lighting. Aerial socket. Radiator.

**EN-SUITE**  
Upvc double glazed window to the rear elevation. Fully tiled shower cubicle. Wash hand basin with tiled splash back. Mirrored medicine cabinet with light over. Low flush WC. Heated towel rail. Extractor fan.

**STAIRS TO THE THIRD FLOOR/LANDING**  
Large oblong Upvc double glazed window to the side elevation. Heating control. Down lighting.





**BEDROOM 1** 13'05 (max) x 11'10" (max)  
4.09m (max) x 3.61m (max)  
Juliet balcony to the front elevation with glazed safety panel. Radiator. Upvc double glazed window to the front elevation. Aerial socket. Down lighting.

**EN-SUITE**  
White WC and wash hand basin with chrome mixer tap over. Mirrored medicine cabinet with light above. Fully tiled shower cubicle. Extractor fan. Part-tiled walls. Down lighting.





### **OUTSIDE**

To the front of the property is a block paved drive with parking for two vehicles. Outside tap. Doorbell. Porch light.

To the rear is an attractive paved patio area with shallow pebble beds. A sleeper style wooden retaining wall and steps give access to an area of lawn and beyond this is a further area of land which will be left for you own scheme of planting.



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**VIEWING APPOINTMENT**

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**Time:** .....

**Meeting:** .....