



Fleming Drive,  
Carlton, Nottingham  
NG4 1FG

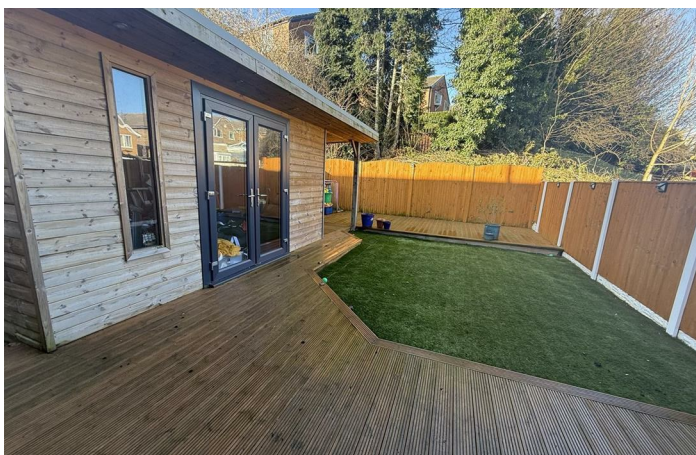
**£240,000 Freehold**



Located in the popular suburb of Carlton, this semi-detached home offers the ideal combination of suburban charm and urban convenience. With a welcoming entrance hallway, a comfortable living room, and a modern kitchen diner perfect for family meals, this property is designed with family living in mind. Upstairs, you'll find three generously sized bedrooms and a contemporary family bathroom.

Outside, the property boasts a spacious rear garden with an outhouse, offering valuable extra storage space, along with a driveway providing ample off-street parking. The home is ideally situated in Carlton, just a few miles east of Nottingham city centre, offering excellent transport links with frequent bus and train services, perfect for commuters.

Carlton is a vibrant area with a strong community feel, offering a variety of local amenities, including good schools, parks, shops, cafés, and pubs. Whether you're looking for a home in a friendly neighbourhood or easy access to the city and green spaces, Carlton has something to offer. Don't miss out on this fantastic opportunity to make this home yours!



### Front of Property

To the front of the property there is a driveway providing off the road parking.

### Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway comprising wooden flooring, wall mounted radiator, staircase leading to the first floor landing, door leading to the lounge, door leading to the kitchen, spotlights to the ceiling.

### Lounge

12'8" x 10'7" approx (3.87 x 3.23 approx)

Carpeted flooring, wall mounted radiator, double glazed window to the front elevation, TV point.

### Kitchen Diner

16'8" x 11'5" approx (5.10 x 3.50 approx)

Wooden flooring, double glazed sliding door to the rear elevation leading to the rear enclosed garden, tiled splashbacks, spotlights to the ceiling, a range of wall and base units with work surfaces over incorporating a sink and drainer unit with mixer tap, double glazed window to the side elevation, integrated oven, four ring gas hob with cooker hood above, space and plumbing for a washing machine, space and point for fridge freezer.

### First Floor Landing

Carpeted flooring, double glazed window to the side elevation, access to the loft, doors leading off to rooms, spotlights to the ceiling.

### Bedroom One

10'0" x 13'1" approx (3.06 x 4.01 approx)

Carpeted flooring, built-in storage cupboard, double glazed window to the front elevation, wall mounted radiator.

### Bedroom Two

9'1" x 11'6" approx (2.79 x 3.51 approx)

Carpeted flooring, double glazed window to the rear elevation, wall mounted radiator.

### Bedroom Three

6'5" x 9'9" approx (1.98 x 2.98 approx)

Carpeted flooring, built-in storage cupboard, double glazed window to the front elevation, wall mounted radiator.

### Bathroom

7'6" x 6'5" approx (2.29 x 1.98 approx)

Vinyl flooring, tiled splashbacks, double glazed window to the rear elevation, vanity wash hand basin with mixer tap, WC, shower cubicle with mains fed shower, spotlights to the ceiling, heated towel rail.

### Rear of Property

To the rear of the property there is an enclosed rear garden with decked area, summer house providing useful storage space, artificial lawned area, fencing to the boundaries, secure side gated access.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

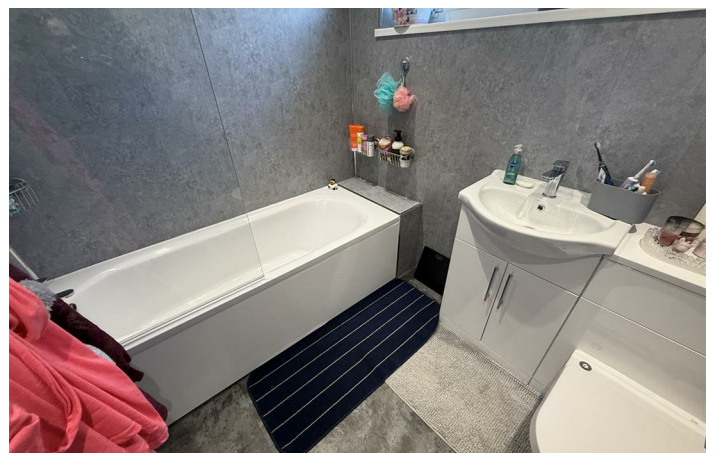
Flood Risk: No flooding in the past 5 years

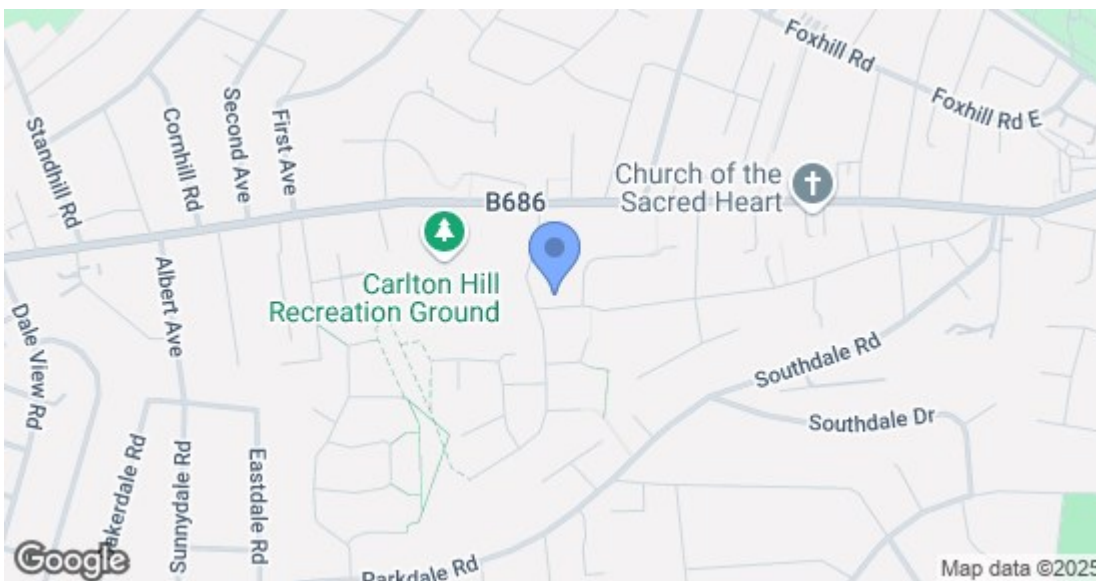
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.