



**DavidJames**  
the estate agent

**Westdale Lane, Carlton, Nottingham, NG4 3JU**

**£1,250 Per Calendar Month**



# About This Property

Situated in a popular Carlton location with excellent amenities and transport links, this well-presented detached house offers spacious and versatile living throughout. The welcoming entrance hall features handy under-stair storage and leads to a bright living room with a charming bay-fronted window, which opens seamlessly into the dining room where French doors provide direct access to the enclosed rear garden. An additional opening flows through to the kitchen, complete with an integrated oven and hob. The first floor hosts three bedrooms, including two generous doubles—one benefitting from fitted wardrobes—alongside a bathroom/WC fitted with a white suite and electric shower. Outside, the property boasts a private rear garden with a versatile garden room, ideal for use as a home office, studio, or storage space. Further highlights include gas central heating, UPVC double glazing, a car port, and a gated driveway offering off-street parking for multiple vehicles, making this an ideal choice for families or professionals seeking a well-connected home in a desirable area.

## TENANCY DETAILS

Available From: 14th January 2025

Tenancy Term: Minimum 6 months

Furnishing: Unfurnished

EPC Rating: TBC

Council Band: B

Pets: Not permitted



- Detached house
- Three bedrooms, including two doubles
- Fitted wardrobes to one of the double bedrooms
- Entrance hall with useful under-stair storage
- Bright living room with bay-fronted window
- Dining room with French doors to the rear garden
- Kitchen with integrated oven and hob
- Bathroom/WC with white suite and electric shower
- Enclosed rear garden with versatile garden room
- Gated driveway and car port providing ample off-street parking









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
98 m<sup>2</sup>  
1055 ft<sup>2</sup>

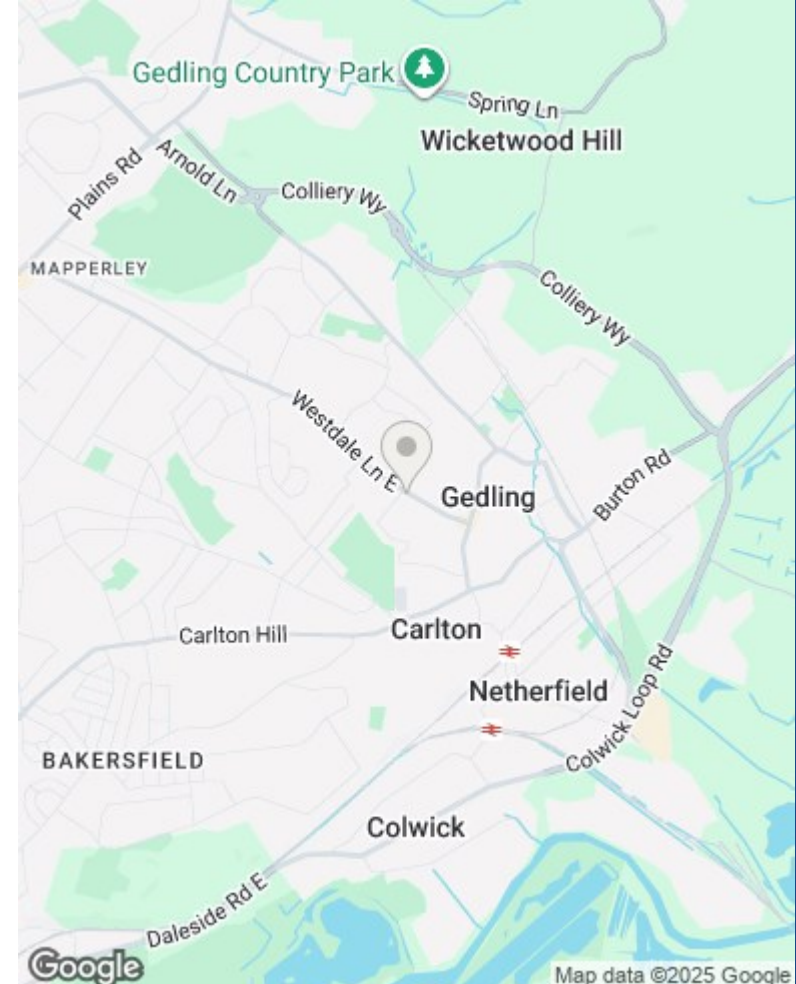
Reduced headroom  
0.4 m<sup>2</sup>  
4 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom:  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents 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 company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

**Council Tax Band: B**  
**Gedling Borough Council**

**DavidJames**  
the estate agent

David James Estate Agents  
45b Plains Road, Mapperley, Nottingham, NG3 5JU  
t: 0115 962 4213 e: lettings@david-james.com

naea | propertymark  
**PROTECTED**

