



138 Windsor Road, Carlton-in-Lindrick

£260,000 Freehold

Beautifully Presented Two Bedroom Detached Bungalow • Highly Sought-After Carlton In Lindrick Location • Spacious Living Room With New Feature Fireplace • Sun Room Accessed Directly From The Bedroom • New British Gas Boiler With 10-Year Warranty • New Fascias And Soffits, Replacement Slanted Roofs To Former Flat Roof Sections • Summer House And Greenhouse



GUIDE PRICE £260,000 - £270,000

Occupying a desirable position within the ever-popular village of Carlton in Lindrick, this beautifully maintained two-bedroom detached bungalow offers spacious and versatile single-storey living, complemented by an impressive programme of upgrades carried out by the current owners.

Having been lovingly improved throughout, the property benefits from **new fascias and soffits, re-pointed brickwork, replacement slanted roofs to the former flat roof sections, a British Gas boiler complete with a 10-year warranty, a stylish contemporary shower room, new internal doors, a feature fireplace and tasteful redecoration throughout**, creating a home that is ready for immediate occupation.

Internally, the accommodation is thoughtfully arranged around a welcoming entrance hall, leading to a generous living room, two well-proportioned double bedrooms, a modern shower room and an attractive fitted kitchen. The original garage has been professionally converted into



Council Tax band: C

Tenure: Freehold





Entrance Hall

A welcoming entrance hall featuring attractive laminate flooring, creating a stylish and practical first impression. Finished in neutral décor with newly fitted internal doors continuing throughout the home, the hallway provides access to the principal accommodation and sets the tone for the beautifully presented interior beyond.

Living Room

18' 8" x 12' 2" (5.70m x 3.72m)

A beautifully presented reception room enjoying excellent natural light from the large front-facing window. Offering generous proportions, there is ample space for both seating and dining furniture, whilst the newly installed feature fireplace creates an

Utility Room

18' 10" x 7' 7" (5.74m x 2.31m)

Originally forming the garage, this impressive insulated utility room provides exceptional practicality. Offering extensive worktop space, plumbing for laundry appliances, excellent storage and direct access to both the front and rear of the property, this versatile area is ideal for busy households whilst retaining potential for a variety of future uses.

Bedroom 1

12' 6" x 12' 2" (3.81m x 3.72m)

A spacious double bedroom benefitting from a full wall of fitted wardrobes providing excellent storage. The room comfortably accommodates a large bed



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Living Room

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A beautifully presented reception room enjoying excellent natural light from the large front-facing window. Offering generous proportions, there is ample space for both seating and dining furniture, whilst the newly installed feature fireplace creates an attractive focal point. Tastefully decorated in contemporary tones, this room provides a warm and comfortable environment for everyday living and entertaining.



Shower Room

7' 5" x 5' 3" (2.25m x 1.60m)

Recently refurbished to a high standard, the contemporary shower room comprises a modern walk-in shower enclosure, vanity wash hand basin with storage beneath and low-level WC. Finished with stylish tiling, contemporary fittings and a heated towel radiator, this room has been designed for both practicality and style.

Kitchen

11' 7" x 9' 3" (3.52m x 2.83m)

The kitchen has been thoughtfully designed to maximise both storage and workspace, offering an excellent range of fitted cabinetry complemented by contrasting work



GARDEN

The rear garden has been beautifully landscaped to provide an excellent balance of entertaining space and manageable planting. Extensive paved seating areas are complemented by attractive raised flower beds, mature planting and well-defined borders. A greenhouse provides an ideal space for gardening enthusiasts, whilst the charming summer house creates an excellent retreat for relaxing during the warmer months. The garden offers a high degree of privacy and is perfectly suited for both entertaining guests and enjoying peaceful outdoor living.



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