



£285,000

Flatts Lane, Calverton, Nottingham NG14 6PA

EPC Rating C



Beautifully presented three story modern house with versatile accommodation. In brief the ground floor comprises an entrance hallway with cloaks/WC, open plan modern kitchen / family room with breakfast bar, integrated fridge freezer and dishwasher and bi folding doors to the orangery with roof lantern. To the first floor are two double bedrooms, one with built in wardrobes and the other is currently used as a cinema room. To the second floor is an airing cupboard housing the hot water cylinder off the landing, a family bathroom with shower over the bath and two further bedrooms, with built in wardrobes and an en-suite shower room to the master bedroom. The gardens are landscaped both front and rear and there is gated access at the rear leading to the garage with parking spaces. Calverton is a well served village with various shops to include a Sainsbury's Local, Boots Pharmacy, Greggs, Butchers and Fish & Chip Shops. There is also a Vets, Indian Takeaway, Public Houses, a Library, Leisure Centre, Doctors, Primary and Secondary schools.

- Freehold

ENTRANCE HALL 8' 0" x 6' 2" (2.44m x 1.88m)

CLOAKS / WC 6' 2" x 3' 7" (1.88m x 1.09m)

KITCHEN FAMILY ROOM

KITCHEN 11' 6" x 8' 7" (3.51m x 2.62m)

FAMILY ROOM 15' 0" x 11' 4" (4.57m x 3.45m)

ORANGERY 12' 0" x 8' 9" (3.66m x 2.67m)

BEDROOM THREE 14' 11" x 13' 3" (4.55m x 4.04m)

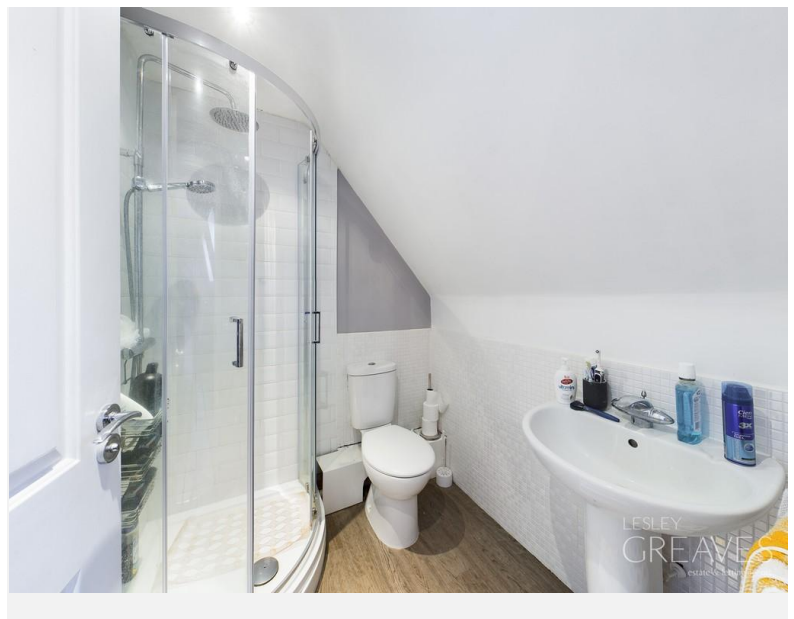
BEDROOM FOUR 12' 7" x 8' 11" to the back of the wardrobe(3.84m x 2.72m)

BATHROOM 6' 11" x 5' 7" (2.11m x 1.7m)

MASTER BEDROOM 13' 2" x 8' 11" to the front of the wardrobes(4.01m x 2.72m)

EN-SUITE 5' 10" x 5' 6" (1.78m x 1.68m)

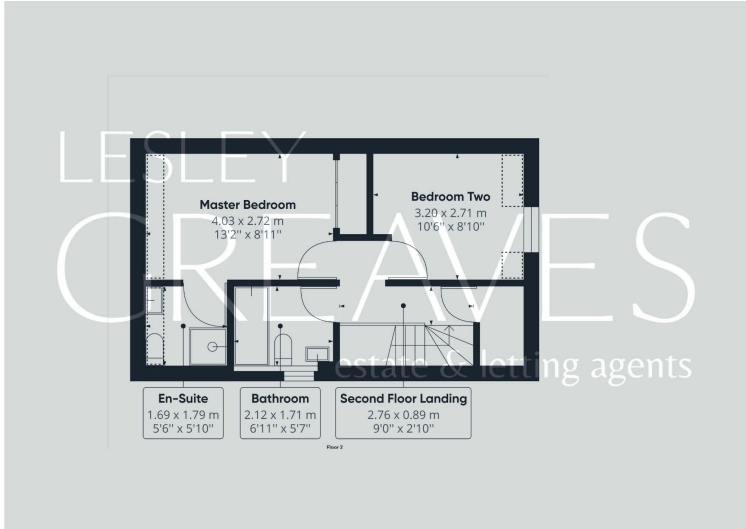
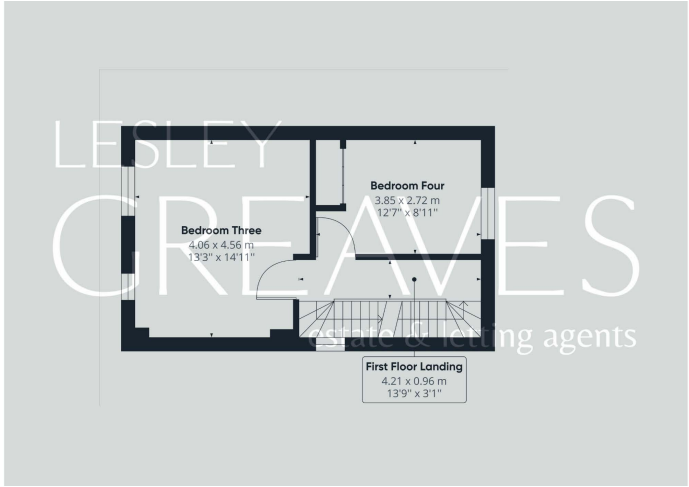
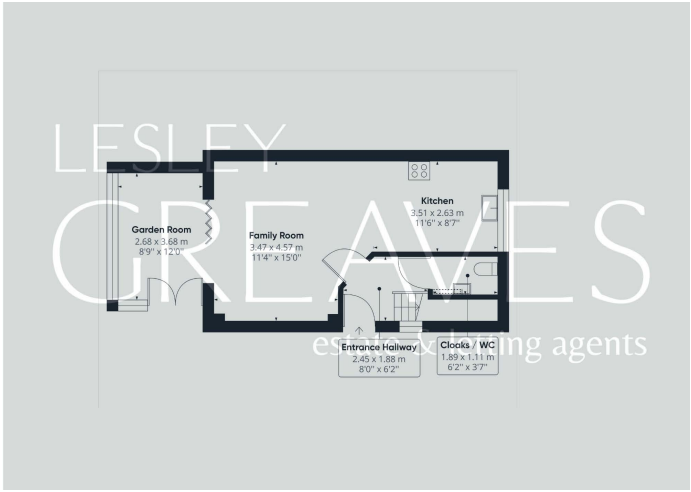
BEDROOM TWO 10' 6" x 8' 10" (3.2m x 2.69m)





# LESLEY GREAVES

estate & letting agents



COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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