

FOR SALE



Flatts Lane, Calverton
Guide Price £180,000-£190,000


MARTIN&CO



Flatts Lane, Calverton

3 Bedrooms, 2 Bathroom

Guide Price £180,000-£190,000

- Well Presented Three Bedroom Three Storey Property
- Converted Garage
- Master Bedroom With Fitted Wardrobes & En-Suite

GUIDE PRICE £180,000-£190,000. Martin & Co. are pleased to bring to the market this well presented, three bedroom, three storey semi-detached property. Benefitting from a converted garage to provide an additional reception room the accommodation also comprises of an entrance hall, cloakroom, modern fitted kitchen, lounge with French Doors, three well proportioned bedrooms (master with fitted wardrobes and en-suite) and a family bathroom. Externally the property offers an enclosed, low maintenance rear garden, off road parking and small garage front providing storage. Early viewing is strongly recommended.

ENTRANCE HALL Accessed via an external door with ceramic tiled flooring, wall mounted radiator, ceiling light and stairs rising to the first floor.

CLOAKROOM With a low flush w.c, pedestal wash hand basin, ceramic floor tiling and mosaic wall tiling, wall mounted radiator, opaque uPVC double glazed window to the front and fitted ceiling spotlights.

KITCHEN 10' 8" x 7' 1" (3.25m x 2.16m) With a range of fitted wall and base units with a squared edge worktop over incorporating a one and half stainless steel sink and drainer, mosaic style splash back tiling,



inset gas hob with extractor over, integrated electric twin oven, washer/dryer, dishwasher, fridge and freezer, ceramic tiled flooring, wall mounted radiator, breakfast bar, uPVC double glazed window to the front elevation and fitted ceiling spotlights.

LOUNGE 13' 5" x 12' 10" (4.09m x 3.91m) With uPVC French doors to the rear garden and double glazed window to the rear aspect, wood flooring, wall mounted radiator, TV aerial & phone points, two wall mounted radiators and two ceiling lights.

RECEPTION ROOM 12' 8" x 8' 6" (3.86m x 2.59m) Created by a conversion of part of the garage the room has wood effect laminate flooring, wall mounted electric heater, external door to the rear garden, ceiling light and loft hatch.

LANDING With a fitted carpet, wall mounted radiator, ceiling light, airing cupboard and stairs to the second floor.

BEDROOM TWO 11' 8" Max x 13' 5" Max (3.56m x 4.09m) With a fitted carpet, wall mounted radiator, two uPVC double glazed windows to the front elevation, TV aerial & phone points and ceiling light.

BEDROOM THREE 9' 8" x 6' 1" (2.95m x 1.85m) With wood effect laminate flooring, fitted wardrobe, uPVC double glazed window to the rear aspect, wall mounted radiator and ceiling light.

BATHROOM With a fitted suite comprising of a P Shaped bath with a mains fitted shower over, low flush w.c, pedestal wash hand basin, wood effect vinyl flooring, heated towel rail, part ceramic wall tiling, opaque uPVC double glazed window to the rear and fitted ceiling spotlights.

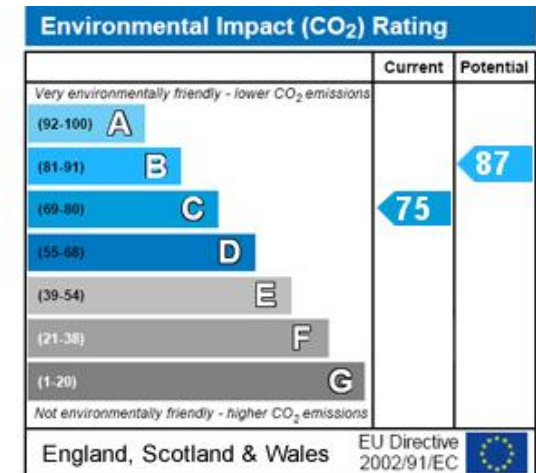
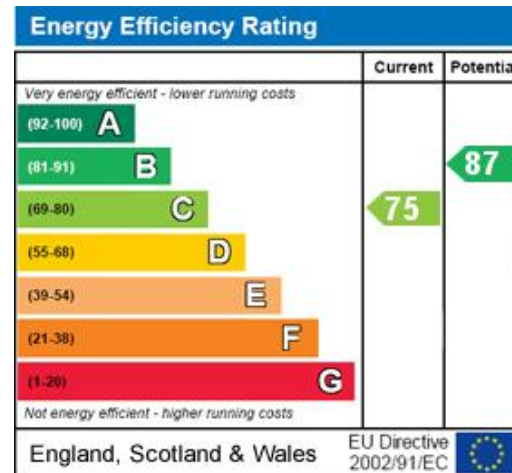
MASTER BEDROOM 13' 7" Max x 8' 2" (4.14m x 2.49m) Spanning the second floor the master bedroom benefits from a range of fitted wardrobes, fitted carpet, TV aerial and phone points, wall mounted radiator, uPVC double glazed window to the front elevation and



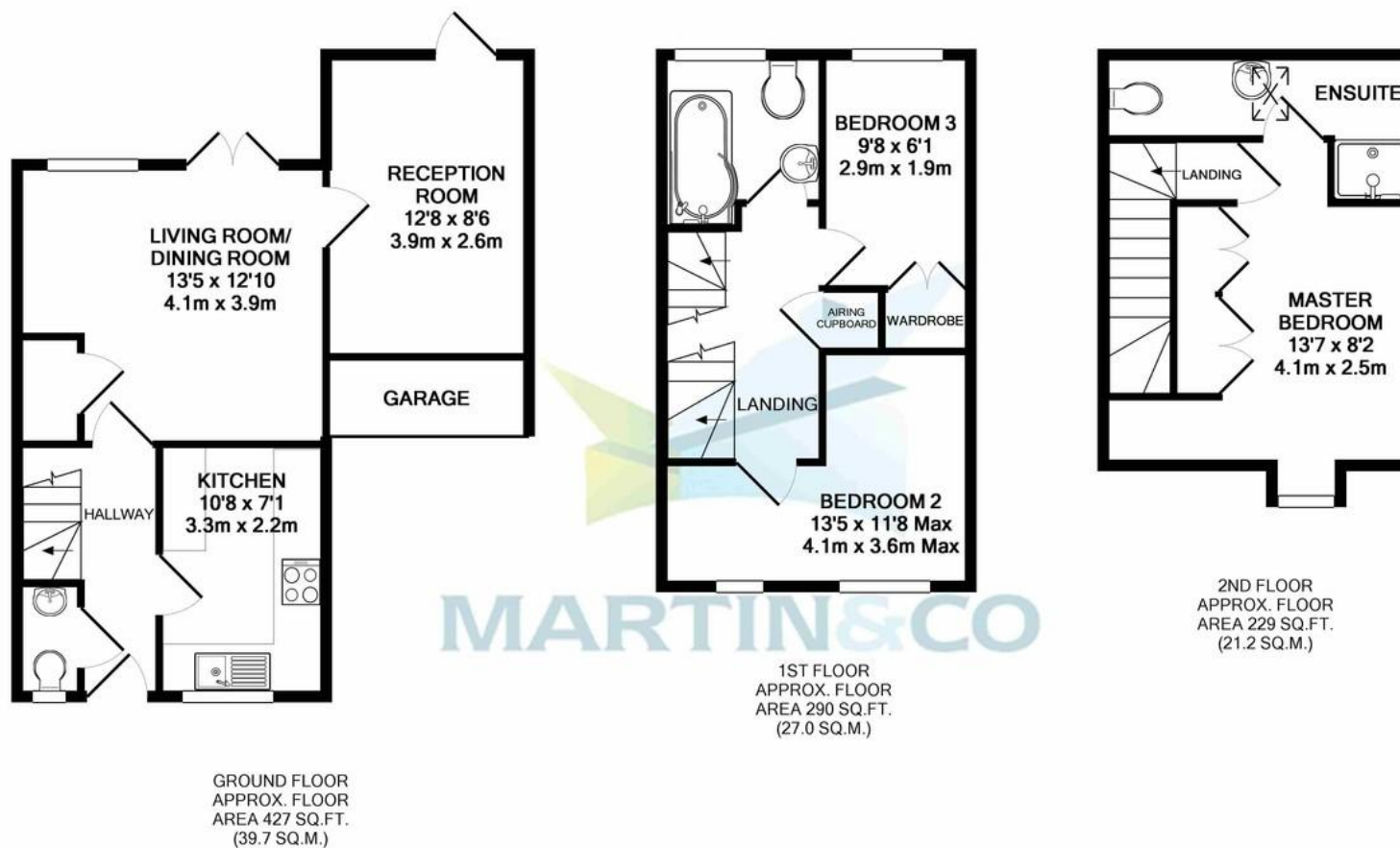
en-suite shower room.

EN-SUITE With a fitted suite comprising of a shower enclosure with a mains fitted shower, low flush w.c, pedestal wash hand basin, heated towel rail, vinyl floor covering, part ceramic wall tiling, skylight and fitted ceiling spotlights.

EXTERNAL With an enclosed, low maintenance rear garden with patio area, artificial lawn and access via two secure gates. To the front there are mature shrubs and a driveway leading to a small portion of the garage ideal for storage with up and over door, power and lighting.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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