



126 Main Street,
Calverton, NG14 6FB

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* Virtual tour available! *

This characterful cottage, offers deceptively spacious accommodation over two floors including an entrance porch, breakfast kitchen, dining room, downstairs w/c, living room, sitting room, and study to the ground floor, four bedrooms and the family bathroom to the first floor landing and an additional master/guest bedroom, with en-suite shower room.

The cottage offers a wealth of charm with many period features throughout including beamed ceilings, timber latched doors, feature fireplaces and exposed brick chimney breasts. Outside there is a low maintenance Courtyard garden to the front, plus a side and rear garden with lawn and patio seating areas. The double detached garage offers great potential, with a driveway providing off road parking for one vehicle.

Occupying a central position in the popular village of Calverton, the property is close to an excellent range of facilities in including shops, churches, restaurants, sought after schools, a leisure centre, library and golf courses. Main road routes and local transport links provide access to Nottingham City Centre and surrounding villages.

Viewing is highly recommended.

O.I.R.O £400,000



GROUND FLOOR ACCOMMODATION

Wooden Entrance Door

Obscure glazed light panel, giving access into:-

Entrance Porch

UPVC double glazed window to the front elevation, wood effect laminate flooring, UPVC door into:-

Living Room 12'8" x 13'1" (3.87m x 4.01m)

UPVC double glazed window to the front elevation, beams to ceiling, feature exposed chimney breast with an electric fire set on a tiled hearth, ceiling light point, radiator, door into:-

Dining Room 11'2" x 12'11" (3.42m x 3.94m)

Obscure UPVC double glazed window to the side elevation, feature fireplace with a marble hearth, insert and timber surround over, wood effect laminated flooring, ceiling light point, beams to ceiling, radiator, two stairways rising to the first floor, door into:-

Sitting Room 11'2" x 12'10" (3.42m x 3.92m)

UPVC double glazed window to the side elevation, ceiling light point, radiator, doors giving access into the kitchen and the:-

Inner Hallway

UPVC double glazed window to the side elevation, beams to ceiling, storage cupboard, ceiling light point, (wall mounted central heating boiler, access to stairs down to small brick arched cellar' to a cellar), doors giving access into:-

Study

Currently a music room with a UPVC double glazed window to the front elevation, ceiling light point, beams to ceiling, storage cupboard, radiator.

Breakfast Kitchen 13'3" x 9'9" (4.06m x 2.98m)

Fitted with a range of wall, drawer and base units, with wood effect work surfaces over, inset Belfast sink with drainer, tiled splashbacks, space and plumbing for a washing machine, electric cooker point connection, with overhead extractor fan over, space for a tall fridge/freezer.

UPVC double glazed windows to the side and rear elevations, beams to ceiling, wood effect laminate flooring, ceiling light point, panelling to walls, radiator, UPVC door opening out to the rear garden.

Ground Floor W/C

Fitted with a two piece suite comprising a low level flush w/c and a wash hand basin with tiled splashback. Two ceiling spotlights, extractor fan.

FIRST FLOOR ACCOMMODATION

STAIRCASE ON THE RIGHT

Two UPVC double glazed windows to the side and rear elevations, and a Skylight window, door into w/c and stairs rising to the master bedroom with en-suite shower room.

Master/Guest Bedroom 13'10" x 12'8" (4.23m x 3.87m)

UPVC double glazed window to the rear elevation, vaulted ceiling, ceiling light point, radiator, sliding door into:-

En-Suite Shower Room 5'10" x 2'6" (1.78m x 0.78m)

Fitted with a three piece suite comprising a walk-in shower enclosure with an electric MIRA shower, a wash hand basin incorporated into a vanity unit and a low level flush w/c. Storage cupboard (with hanging rail), ceiling spotlights, extractor fan.





STAIRCASE ON THE LEFT

First Floor Landing

Loft access hatch with pull down ladder, (giving access to the loft space above), radiator, doors giving access to four bedrooms and the family bathroom.

Bedroom Two 12'10" x 11'2" (3.92m x 3.42m)

UPVC double glazed window to the front elevation, ceiling light point, radiator.

Bedroom Three 10'7" x 12'11" (3.24m x 3.94m)

UPVC double glazed window to the rear elevation, ceiling light point, radiator.

Bedroom Four 12'8" x 12'4" (3.87m x 3.78m)

UPVC double glazed window to the front elevation, ceiling light point, radiator.

Bedroom Five / Office 9'3" x 4'3" (2.84m x 1.32m)

Currently used as a study, with a UPVC double glazed window to the side elevation, ceiling light point, radiator.

Family Bathroom

Fitted with a three piece suite in white comprising a P-Shaped bath with mixer tap, and an electric shower and glazed screen over, a wall mounted wash hand basin with mixer tap, and a low level flush w/c.

Obscure UPVC double glazed window to the side elevation, ceiling spotlights, wood effect laminate flooring, tiled splashbacks, radiator.

OUTSIDE - FRONT

To the front of the property is timber gated access to a small garden with gravel beds and hedged boundary.

OUTSIDE - SIDE

To the side of the property off Mews Lane, is double gated access to a tarmac driveway providing off road parking for one vehicle and in turn giving access to an DETACHED DOUBLE GARAGE. There is timber gated access to the Courtyard garden, which is mainly laid to paved stone.

The side garden is enclosed by hedged and a low level wall to the boundaries, with steps up to a laid to lawn area with well stocked borders and a patio seating area.

Detached Double Garage 20'0" x 17'4" (6.12m x 5.30m)

With a roller shutter door at the front, four timber framed windows, pedestrian door giving access to the side garden.

Referral Arrangement Note

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Directions

Main Street runs into the heart of Calverton village.





DISCLAIMER NOTES

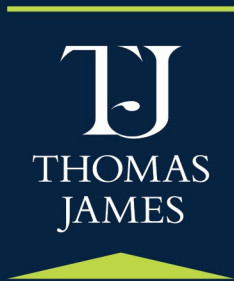
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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