

HoldenCopley

PREPARE TO BE MOVED

Flatts Lane, Calverton, Nottinghamshire NG14 6JZ

Guide Price £360,000 - £400,000

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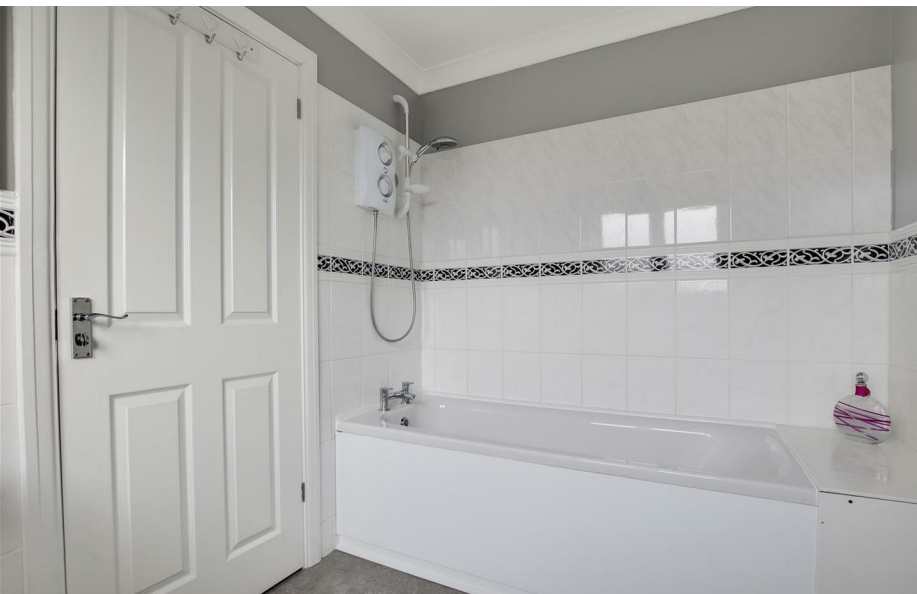
GUIDE PRICE: £360,000 - £380,000

YOUR FOREVER FAMILY HOME...

This substantially sized detached house would be the perfect home for any family buyer as the property offers an abundance of space spanning across three floors and ready for you to drop your bags and move straight in! This property is situated in a desirable location across the road from great schools, leisure centres and regular transport links as well as being within close proximity to various local amenities and the open countryside - perfect for those beautiful long walks! To the ground floor is a porch and an entrance hall, three reception rooms, a conservatory and a fitted kitchen complete with a utility W/C. The first floor offers three double bedrooms serviced by a newly fitted bathroom and an en-suite to the master and upstairs on the second floor are two further large bedrooms. Outside there are good sized gardens to the front and rear of the property along with a double garage and ample off road parking.

MUST BE VIEWED





- Detached House
- Five Double Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Fitted Kitchen
- Conservatory
- Double Garage & Off Road Parking
- New Boiler
- Close To Local Amenities
- Lovely Garden





GROUND FLOOR

Porch

The porch has tiled flooring, a UPVC double glazed obscure window to the side elevation and a UPVC door providing access into the accommodation

Entrance Hall

The entrance hall has laminate flooring, a radiator, carpeted stairs, a wall mounted alarm panel and coving to the ceiling

Dining Room

13'9" x 11'5" (4.2 x 3.5)

The dining room has a UPVC double glazed window to the front elevation, coving to the ceiling, a radiator and laminate flooring

Kitchen

11'5" x 11'5" (3.5 x 3.5)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a sink and a half with mixer taps and drainer, an integrated oven with a gas hob and extractor fan, an integrated dishwasher, space for a fridge freezer, tiled splash back, tiled flooring, a radiator, coving to the ceiling, recessed spotlights, a UPVC double glazed window to the rear elevation and a single UPVC door leading out to the garden

Utility W/C

5'6" x 6'6" (1.7 x 2.0)

The utility room has a low level dual flush W/C, a wall mounted wash basin with a mono mixer tap, space and plumbing for a washing machine, space for a tumble dryer, a radiator, tiled flooring, tiled splash back, coving to the ceiling and a UPVC double glazed obscure window to the rear elevation

Living Room

17'8" x 11'1" (5.4 x 3.4)

The living room has laminate flooring, coving to the ceiling, a TV point, a radiator and a sliding UPVC patio door to the conservatory

Conservatory

7'6" x 10'9" (2.3 x 3.3)

The conservatory has tiled flooring, a polycarbonate roof, a range of full length UPVC double glazed windows to the rear elevation and double French doors opening out to the rear garden

Study

11'1" x 7'6" (3.4 x 2.3)

The study has a UPVC double glazed window to the front elevation, laminate flooring, a radiator and coving to the ceiling

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, an in-built cupboard and provides access to the first floor accommodation

Master Bedroom

11'1" x 16'8" (3.4 x 5.1)

The main bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling and access to the en-suite

En-Suite

6'6" x 7'10" (2.0 x 2.4)

The en-suite has a low level dual flush W/C, a pedestal wash basin with a mono mixer tap, a panelled bath with a wall mounted electric shower, a heated towel rail, partially tiled walls, an extractor fan, coving to the ceiling, recessed spotlights and a UPVC double glazed obscure window to the front elevation

Bedroom Two

11'1" x 12'9" (3.4 x 3.9)

The second bedroom has a UPVC double glazed window to the rear elevation, coving to the ceiling, carpeted flooring and a radiator

Bedroom Three

11'1" x 12'5" (3.4 x 3.8)

The third bedroom has a UPVC double glazed window to the front elevation, coving to the ceiling, carpeted flooring and a radiator

Bathroom

11'1" x 8'6" (3.4 x 2.6)

The bathroom has a low level dual flush W/C, a pedestal wash basin with a mono mixer tap, a panelled bath with a handheld shower head, a walk in shower enclosure with an overhead rainfall shower and a handheld shower head, a chrome heated towel rail, partially tiled walls, an extractor fan, coving to the ceiling and a UPVC double glazed obscure window to the rear elevation

SECOND FLOOR

Upper Landing

The upper landing has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, an in-built cupboard and provides access to the second floor accommodation

Bedroom Four

11'1" x 17'0" (3.4 x 5.2)

The fourth bedroom has a UPVC double glazed window to the front elevation, carpeted flooring and a radiator

Bedroom Five

11'1" x 17'0" (3.4 x 5.2)

The fifth bedroom has a UPVC double glazed window to the front elevation, carpeted flooring and a radiator

OUTSIDE

Front

To the front of the property is lawned garden with a range of plants and shrubs, gated access, off road parking and access into the double garage

Double Garage

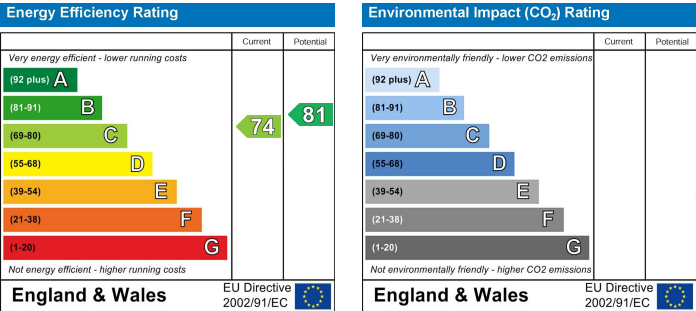
Rear

To the rear of the property is a private enclosed garden with patio areas, gravelled borders, a lawn, a range of plants and shrubs, an outdoor tap, fence panelling and gated access

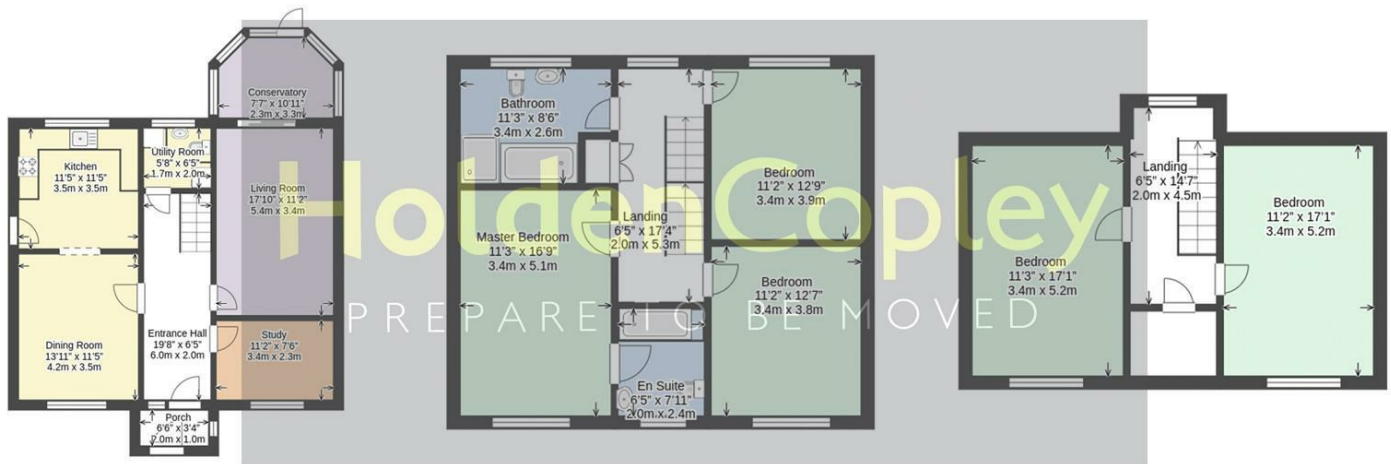
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Approx. Gross Internal Area of the Ground floor:
831.19 Sq Ft - 77.22 Sq M
Approx. Gross Internal Area of the Entire Property:
2065.27 Sq Ft - 191.87 Sq M

Approx. Gross Internal Area of the 1st floor:
726.78 Sq Ft - 67.52 Sq M
Approx. Gross Internal Area of the Entire Property:
2065.27 Sq Ft - 191.87 Sq M

Approx. Gross Internal Area of the 2nd floor:
507.3 Sq Ft - 47.13 Sq M
Approx. Gross Internal Area of the Entire Property:
2065.27 Sq Ft - 191.87 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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