

# JOHNSONS & PARTNERS

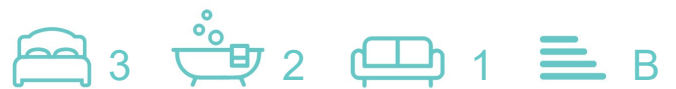
Estate and Letting Agency



## 21B CROOKDOLE LANE, CALVERTON

NOTTINGHAM, NG14 6HZ

£340,000



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Extended Three Bedroom Semi Detached | Solar Panels | Modern Interiors Throughout | Underfloor Heating | Three Double Bedrooms + En-Suite | Central Location | Close to Local Amenities |

Tucked away on an exclusive private driveway serving only two properties, this extended and beautifully presented three-bedroom semi-detached home on Crookdole Lane is sure to impress a variety of buyers, from professionals and growing families to downsizers seeking modern comfort.

Upon entering, you are welcomed by a contemporary dining kitchen, complete with integrated appliances and ample storage, perfect for both everyday living and entertaining. The ground floor enjoys a stylish open-plan layout, seamlessly flowing into the living area, which boasts a striking feature log burner and the luxury of underfloor heating throughout. The rear extension overlooks the tranquil, low maintenance garden, providing an ideal space for relaxing or hosting guests. For convenience, there is also a ground floor WC.

Upstairs, the first floor hosts two generous double bedrooms and a sleek, modern bathroom suite. Ascend to the second floor to discover the principle bedroom, complemented by a private en-suite shower room, creating a perfect retreat.

Outside, the property offers a beautifully landscaped, easy-care rear garden and a driveway to the front with parking for two vehicles. This desirable home is positioned just moments from Calverton's excellent local amenities, schools, and transport links, ensuring everything you need is within easy reach.

Properties of this calibre and position rarely become available—early viewings are highly recommended to avoid disappointment. Contact us today to arrange your appointment.

## Entrance

### Dining Kitchen

11'11" x 10'0" (3.38 x 3.07)

### Living Room

14'8" x 14'0" (4.49 x 4.27)

### Dining Room/Extension

11'5" x 8'5" (3.50 x 2.57)

### First Floor Landing

### Bedroom Two

13'11" x 7'5" (4.26 x 2.28)

### Bedroom Three

13'11" x 7'4" (4.26 x 2.24)

### Bathroom

8'1" x 6'10" (2.48 x 2.09)

### Second Floor

### Bedroom One

10'3" x 9'10" (3.14 x 3.02)

### En-Suite

6'11" x 9'10" (2.12 x 3.02)

### Buyers AML Check

By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

### Agents Disclaimer

### Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band C

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



## Road Map



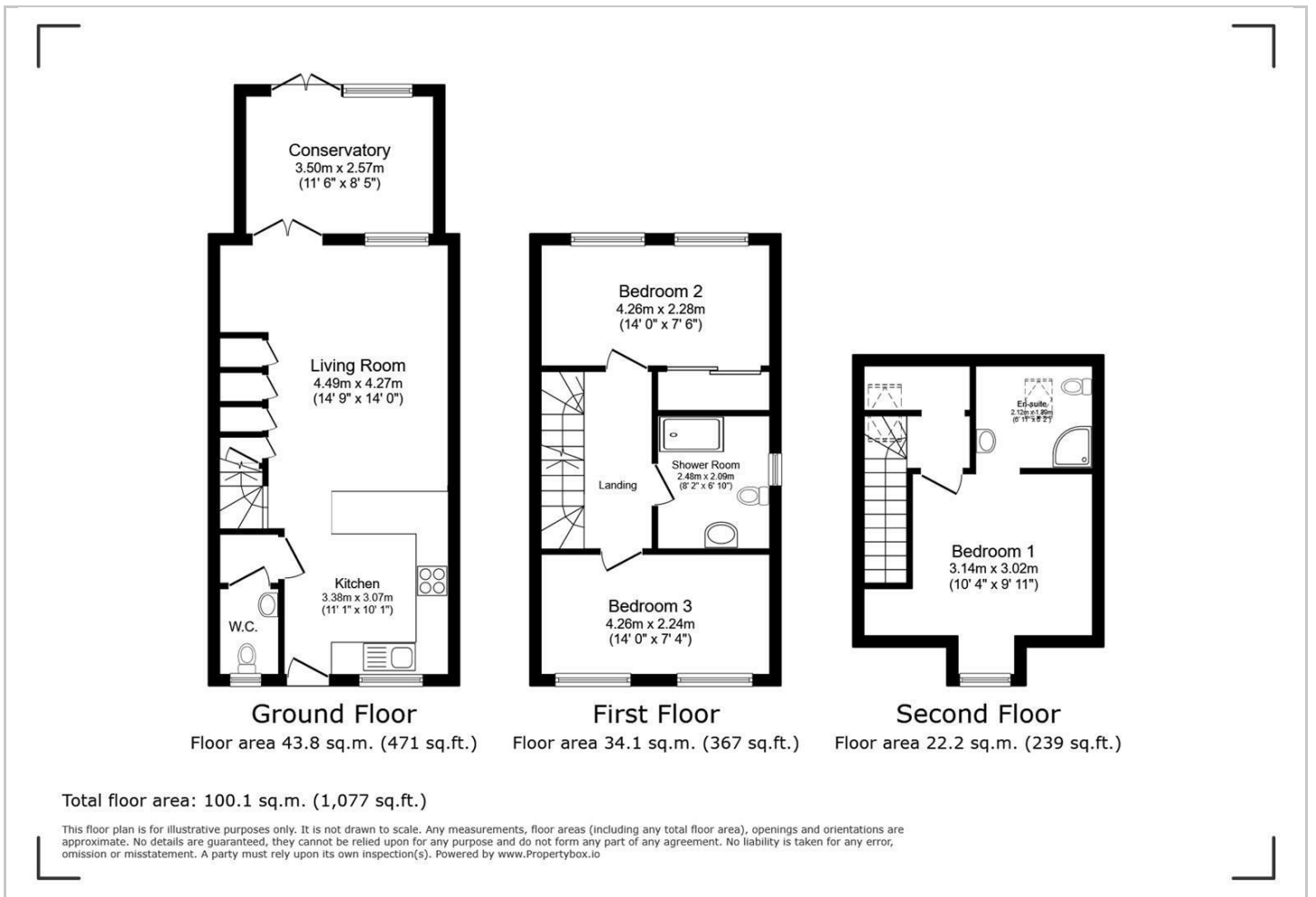
## Hybrid Map



## Terrain Map



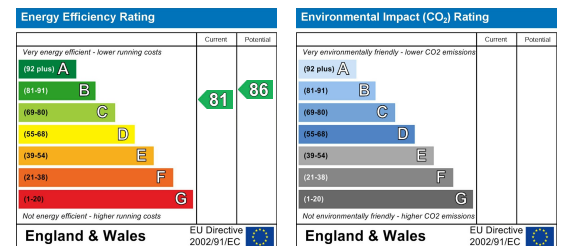
## Floor Plan



## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.