



7 Lakeland Road Moor Lane, Calverton, NG14 6QR
£135,000





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- Gated development
- Modern kitchen
- Bathroom with electric shower
- Two double bedrooms
- Spacious living room & sep. dining room
- NO UPWARD CHAIN

A two-bedroom park home on this popular development on the outskirts of Calverton, with two double bedrooms, a refurbished kitchen, spacious living room with media wall and a separate dining room. Bathroom with an electric shower, off-street parking, low-maintenance paved rear garden and a large 12' x 6' insulated workshop!

£135,000



Overview

Nestled in the tranquil surroundings of Moor Lane, Calverton, this charming park home offers a delightful retreat for those seeking a peaceful lifestyle. Situated within the secure confines of Moor Farm Park, a private development by Killarney Homes designed specifically for age 45 and over, this property boasts a security barrier entry, ensuring a safe and serene environment.

The home features two well-proportioned reception rooms with an L shape layout, providing ample space for relaxation and entertaining. The living room has a feature media wall with display recesses, housing for a 65" TV and a lovely inset feature electric fire. And with two comfortable bedrooms, it is ideal for those looking to downsize.

Recently refurbished by the current owner, the property showcases a brand-new kitchen equipped with soft close doors and integrated oven and hob, perfect for culinary enthusiasts. The thoughtful upgrades extend to the insulation of all external walls and ceilings, enhancing energy efficiency and comfort throughout the year. The property also has Calor gas central heating with a combination boiler.

Outside, the property offers parking for two vehicles, ensuring ease of access. Additionally, a large 12' x 6' PVC clad workshop, complete with light and power, presents an excellent opportunity for hobbies or storage. Surrounded by open countryside, this park home is ideally located on the edge of the village, providing a perfect blend of rural charm and community living. Whether you are looking for a peaceful retreat or a vibrant community, this property is a must-see. Embrace the opportunity to make this delightful park home your own.



Entrance Hall

With UPVC double-glazed side entrance door, grey wood laminate flooring continuing through to the kitchen, radiator, cloaks cupboard, separate storage cupboard and doors to the living room, kitchen, bathroom and both bedrooms.

Living Room

Media wall with feature inset log effect electric fire and recess for a 65-inch flat screen TV with recessed display shelving. Two radiators, two LED ceiling lights and UPVC double glazed front and side windows.

Dining Room

Also with grey wood laminate flooring, radiator, UPVC double-glazed front and side windows and door through to the kitchen.

Kitchen

A range of modern units in gloss white with soft close doors and drawers, granite effect worktops, splashbacks and an inset stainless steel sink unit and a drainer. Integrated electric oven and four-ring brushed steel gas hob with matching extractor and glass splashback. Plumbing for washing machine, radiator, UPVC double glazed window and door to the side, and a large double cupboard housing the combination gas boiler.

Bedroom 1

Built-in sliding door wardrobes with wooden doors, radiator and UPVC double-glazed side and rear windows.

Bedroom 2

With grey wood laminate flooring, radiator, and UPVC double glazed rear window.

Bathroom

Consisting of a bath with full height tiling and an electric shower with a separate Victorian-style mixer. Pedestal wash basin, toilet with tiled splashback, radiator, wood style flooring and UPVC double glazed side window.

Outside

To the front is a part gravelled and part paved garden with planting trough, parking for two cars and gate leading to the paved side area. The rear is also paved and has the Calor gas connections, a greenhouse and a large PVC clad fully insulated workshop with light and power. The garden is enclosed with a fenced perimeter and to the far side of the property there is a further established gravelled side garden with access to the side entrance hall.

Material Information

TENURE: Leasehold

LEASE DETAILS: Length of lease remaining TBC

GROUND RENT: 167.08 per month (2024/25) Includes water, sewerage and barrier services

COUNCIL TAX: Gedling Borough Council - Band A

PROPERTY CONSTRUCTION: pre-fabricated off-site

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: kitchen







UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: no

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: stepped access both sides

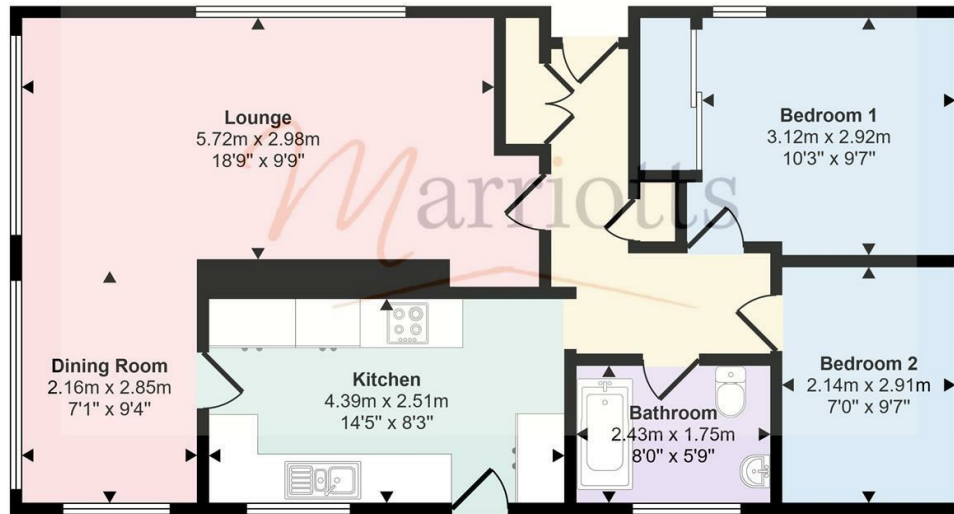
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Full details of the freeholder, management company, lease, up-to-date service charge and ground rent will be supplied to you as part of the conveyancing process and checked by your solicitor should you proceed to purchase this property.





Approx Gross Internal Area
68 sq m / 734 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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