



32 Georges Lane, Calverton, NG14 6JS  
£400,000

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*Marriotts*







# 32 Georges Lane Calverton, NG14 6JS

- Extended detached bungalow
- Impressive modern kitchen
- Great size level plot
- Two double bedroom
- Modern shower/wet room
- Living room with feature fireplace

An impressive modernised and extended detached bungalow on the edge of the village with great size plot, two double bedrooms, refurbished kitchen and shower/wetroom, utility room and two driveways!

£400,000



## Overview

Located on Georges Lane on the very edge of Calverton, this delightful detached bungalow offers a perfect blend of modern living and countryside tranquility. With two well-proportioned double bedrooms and a beautifully refurbished breakfast kitchen and bathroom, this property is ideal for those seeking comfort and style.

As you enter, the entrance porch opens up the spacious hallway, with wood flooring, loft access and doors leading to all rooms. At the front of the property is the light and airy living room, with windows to three sides and featuring a striking cast iron gas stove that adds warmth and character to the space. The stunning breakfast kitchen is a true highlight, boasting elegant marble worktops, high-quality appliances, separate utility room and a large skylight that floods the room with natural light, creating an inviting atmosphere. The centre island style breakfast bar also adds additional worktop space and is ideal for entertaining your guests. Located off the kitchen and overlooking the rear garden is the separate sitting room providing more useful space.

The bungalow also includes a lovely modern shower/wet room, complete with a generous walk-in shower, ensuring convenience and luxury for everyday living.

Outside, the property is equally impressive, featuring a large mature rear garden that offers a peaceful retreat, ideal for gardening enthusiasts or those who simply wish to enjoy the outdoors. The tandem garage, equipped with an electric door, provides secure parking and additional storage, while the two driveways offer parking for up to five vehicles, catering to families or visitors.

Situated on the edge of the village, this bungalow enjoys the best of both worlds, with easy access to open countryside for leisurely walks and a sense of community in Calverton, which also has a busy shopping precinct, several pub restaurants and regular buses in to Arnold.

## Entrance Porch

With UPVC double glazed front entrance door and side window, fitted lidded blanket box/bench seat and glazed secondary door through to the hallway.



Hallway

With wood flooring, radiator and loft hatch with ladder in to the boarded roof space with light.

Separate Toilet

With dual flush toilet and UPVC double side window.

Living Room

With feature cast-iron coal effect gas stove with timber mantle and stone flagged hearth. Exposed floor boards, two radiators, two wall light points and UPVC double glazed front and side windows.

Breakfast Kitchen

A range of wall and base units with solid marble worktops and up-stands with inset composite sink unit and drainer. Appliances consist of brushed steel electric oven, five ring halogen hob with extractor canopy and integrated dishwasher. Matching centre island style breakfast bar and further matching cupboards with integrated fridge freezer. Vertical anthracite radiator, ceiling downlights skylight window, UPVC double glazed side window and door leading through to the utility room. Opening with step down to the sitting room.

Utility Room

With tiled floor, radiator, UPVC double glazed windows, polycarbonate roof and side door.

Sitting Room

With wood style floor covering, side window, UPVC double glazed sliding patio door to the rear garden and UPVC side door.

Bedroom 1

UPVC double glazed rear window and radiator.

Bedroom 2

Built-in bespoke six door wardrobe with overhead storage, UPVC double glazed side window and radiator.

Shower/Wet Room

Consisting of bath with tiled surround, floating wash basin with vanity cupboards and feature tiled surround/splashback. Chrome ladder towel rail and tiled floor leading through to the large shower/wet area with floor drain, chrome mains shower, skylight window and external shower controls.

Outside

To the front is a lawn with block paved edging, two driveways, carriage style wall light and locking side gate with path and outside tap which leads to the rear. The garage has an electric roller door which houses the modern RCD board installed in 2023, electric smart meter, power points, strip lighting, UPVC double glazed side and rear windows and side door leading to a courtyard patio. The courtyard patio with outside light leads to a large square pond with gravel surround and block paved patio. Shaped lawn and borders with pergola covered seating area, further lawn with large shaped gravel beds and borders, large garden shed and enclosed perimeter.

Material Information

TENURE: Freehold  
COUNCIL TAX: GBC - Band D  
PROPERTY CONSTRUCTION: cavity brick  
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: Octopus  
MAINS ELECTRICITY PROVIDER: Octopus  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: yes  
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: level front and rear access







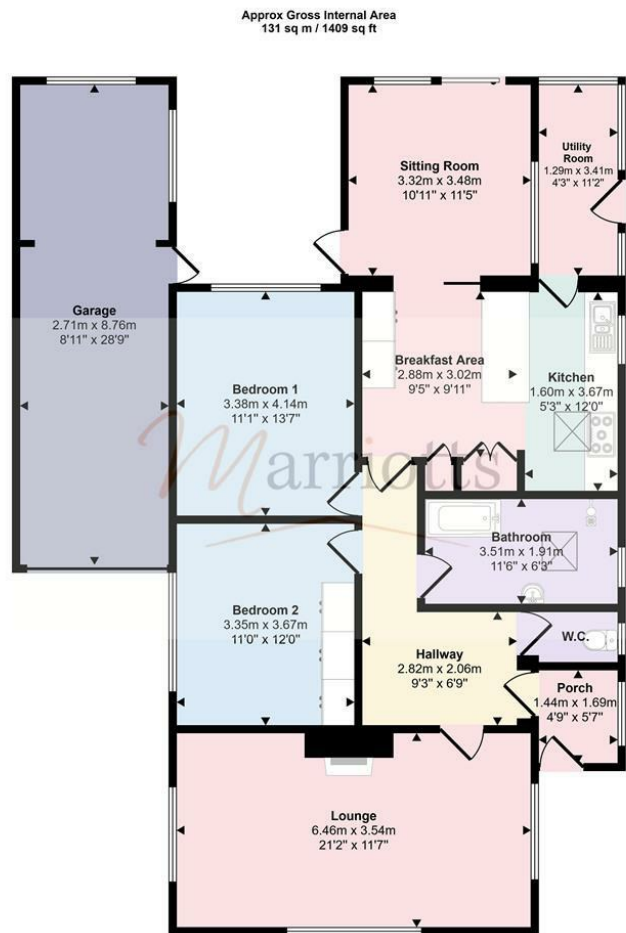












Floorplan

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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

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