



18 Lakeland Road, Moor Lane, NG14 6QR

£110,000



Marriotts



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- Two bedrooms
- Kitchen with integrated oven & hob
- Modern shower room
- Lounge & sep. dining area
- Combination boiler installed in 2022
- NO UPWARD CHAIN

A spacious park home on this popular countryside development on the outskirts of Calverton with two bedrooms, lounge & separate dining area, kitchen with appliances and a modern shower room. For sale with NO UPWARD CHAIN!

£110,000



Designed specifically for age 45 and over, Moor Farm Park is a popular gated countryside development on the outskirts of Calverton. Calverton village is only about a mile away, which has a shopping precinct including a Sainsburys Local, plus various pubs, restaurants and other amenities. The popular Springwater Cantonese restaurant is across the road from the site and Springwater Golf Club is literally next door.

Entrance Hall

A side entrance hall with UPVC double-glazed entrance door, radiator, cloaks cupboard with sliding doors, separate built-in cupboard and shelving.

Lounge

Fireplace and surround with a tiled hearth and gas fire. Beamed ceiling and plate rail, radiator, UPVC double-glazed side and front windows and archway through to the dining room.

Dining Room

UPVC double-glazed bow window to the front, UPVC double-glazed side window, radiator, beamed ceiling and door through to the kitchen.



Kitchen

A range of wall and base units with granite effect worktops and inset stainless steel sink unit and drainer. Appliances consist of an integrated electric oven and four ring gas hob with extractor. Plumbing for washing machine, cupboard housing the combination boiler installed in 2022 with the remainder of a 7-year warranty. Wood style laminate flooring, UPVC double-glazed window and door to the side.

Bedroom 1

UPVC double glazed rear window and radiator.

Bedroom 2

Built-in wardrobe with sliding doors and built-in chest of drawers/dressing table with vanity light. UPVC double-glazed rear window and radiator.

Shower Room

Consisting of a full-width shower-boarded cubicle with fixed glass partition and an electric shower. Washbasin with vanity cupboards, dual flush toilet, radiator, wood style laminate flooring and UPVC double glazed side window.

Outside

To the front is a lawn and a large raised bed with a central plumb slate area. The driveway provides off-street parking, gated access on either side along with external power and steps leading up to the side entrance door. To the side of the property there is a metal garden shed and Calor gas connection and a store area, with a pathway leading to the rear. The rear is majority paved with gravelled beds/borders and steps up to a further paved seating area. There is also a large corrugated shed and a further paved area to the far side with an outside tap and steps leading to the kitchen door.

Material Information

TENURE: Leasehold

LEASE DETAILS: Length of lease remaining

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

SERVICE CHARGE: £ - to be reviewed on:

COUNCIL TAX: Gedling Borough Council

PROPERTY CONSTRUCTION: Timber framed, externally clad

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

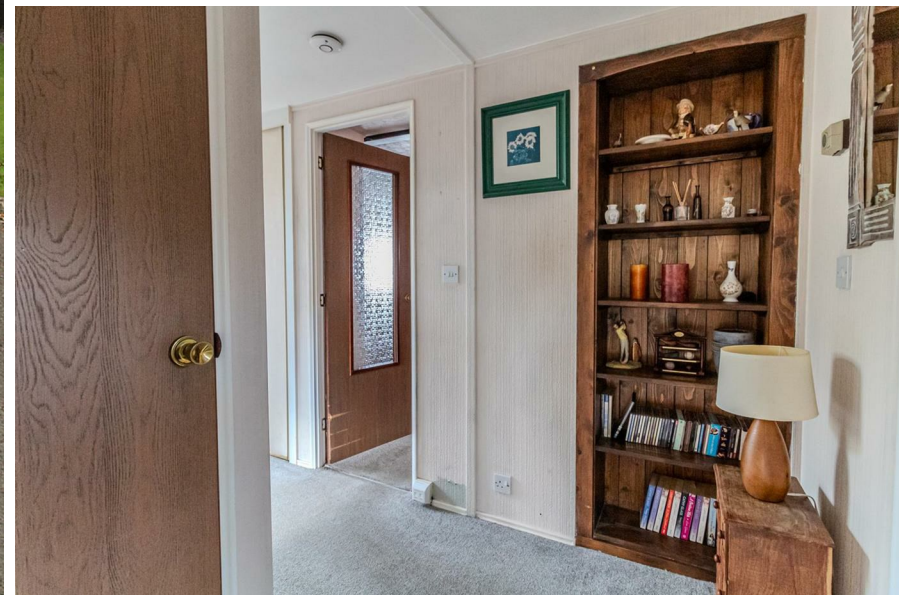
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no





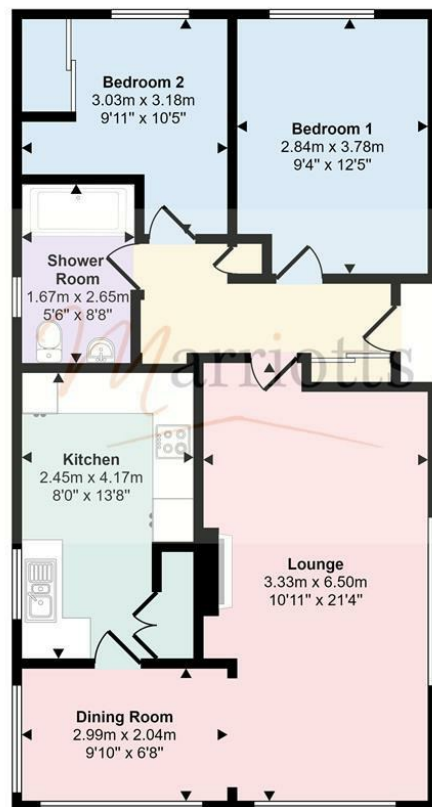


FLOOD RISK: medium
ASBESTOS PRESENT: no
ANY KNOWN EXTERNAL FACTORS: no
LOCATION OF BOILER: kitchen cupboard
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Mains gas not available, some homes have LPG tanks installed
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: n/k
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 to both sides





Approx Gross Internal Area
69 sq m / 742 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.



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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5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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