



150 Mansfield Lane, Calverton, NG14 6HN

Price Guide £425,000

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 Marriotts

This charming detached bungalow offers a perfect blend of tranquility and convenience. Built in 1971, this individually constructed home has been cherished by a single owner, ensuring a sense of care and character throughout.

The property boasts three double sized bedrooms, with the generous master bedroom featuring fitted wardrobes. The spacious lounge is bathed in natural light, creating a warm and inviting atmosphere for relaxation. The fitted kitchen diner is a delightful space, seamlessly leading into a substantial conservatory that overlooks the beautifully maintained garden. The bungalow is set on a substantial plot, complete with a gated driveway that offers off-street parking and leads to a 20ft garage, providing additional storage or workshop space. The open veranda at the side entrance adds to the charm of the property, welcoming you into a home that is both practical and inviting.

Located on the edge of the village, yet within easy reach of Calverton's local amenities and public transport connections, this bungalow is ideal for those seeking a peaceful retreat without sacrificing accessibility. This property is a rare find, combining spacious living with a serene setting, making it a perfect choice for families or those looking to downsize. Don't miss the opportunity to make this delightful bungalow your new home.

#### Entrance

Recently refitted, the UPVC door leads into the hallway which gives access to all rooms. There is also loft access, wall mounted thermostat controls and radiator.

#### Lounge

The lounge is carpeted with two UPVC windows to the front and side, radiator and a gas fire.

#### Shower room

Fitted with a walk in double shower cubicle with glass screen and electric shower, toilet and wash hand basin. Fully tiled room with vinyl flooring, UPVC window to the side, radiator and a storage cupboard also housing the central heating boiler.

#### Bedroom 3

UPVC window to the side, carpet and radiator.

#### Bedroom 2

UPVC window to the side, carpet, radiator and fitted mirrored wardrobes.

#### Bedroom 1

The master bedroom has fitted wardrobes and bedroom furniture suite, radiator, carpet and the UPVC window looks into the conservatory.





### Kitchen diner

Fitted with a range of wall and floor cabinets, worktop, tiled splash back, double bowl stainless steel sink & mixer tap, electric hob, double ovens and space for a fridge freezer. There is a radiator, UPVC window to the side, 'mosaic parquet' style vinyl floor tiles with central fitted rug and UPVC patio doors into the conservatory.

### Conservatory

The conservatory has a tiled floor, radiator, two ceiling fans and recently refitted French doors into the garden.

### Outside

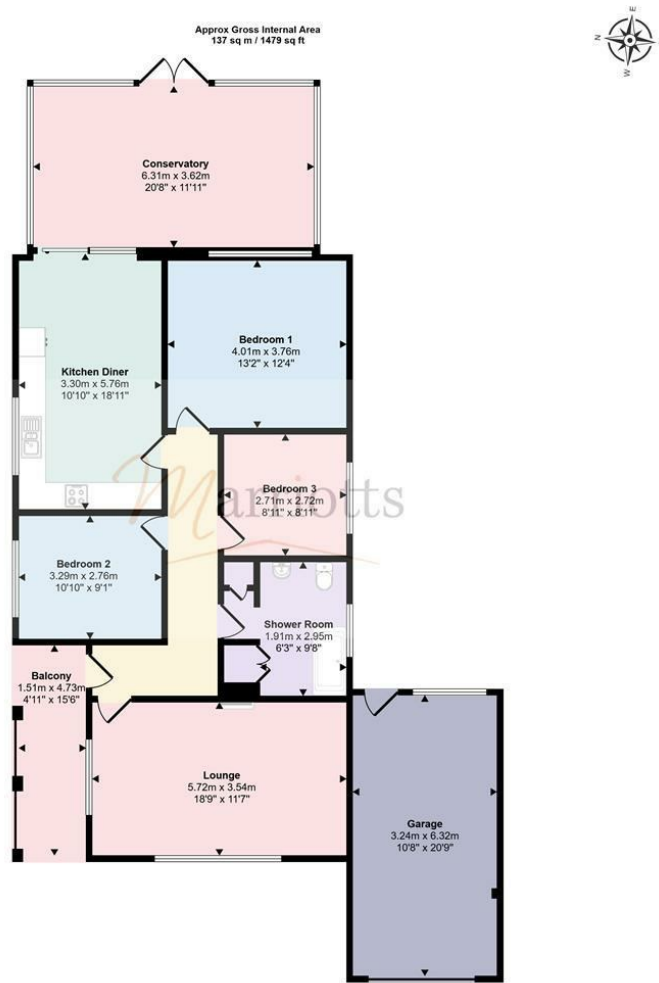
The substantial rear garden wraps around both sides of the property and is fully enclosed. There is a large lawn, several bedding areas with mature plants and shrubs, three sheds and a green house. There are also vegetables patches along a side pathway leading to the garage.

To the front the bungalow is fully enclosed with a gated entrance driveway, which provides parking for multiple vehicles and leads to the garage. Front lawn and borders.

### Material Information

TENURE: Freehold  
COUNCIL TAX: Gedling Borough - Band D  
PROPERTY CONSTRUCTION: Cavity brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: No  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No  
FLOOD RISK: Low to medium  
ASBESTOS PRESENT: Not known  
ANY KNOWN EXTERNAL FACTORS: No  
LOCATION OF BOILER: Shower room  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: EDF  
MAINS ELECTRICITY PROVIDER: EDF  
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 access to the front and rear

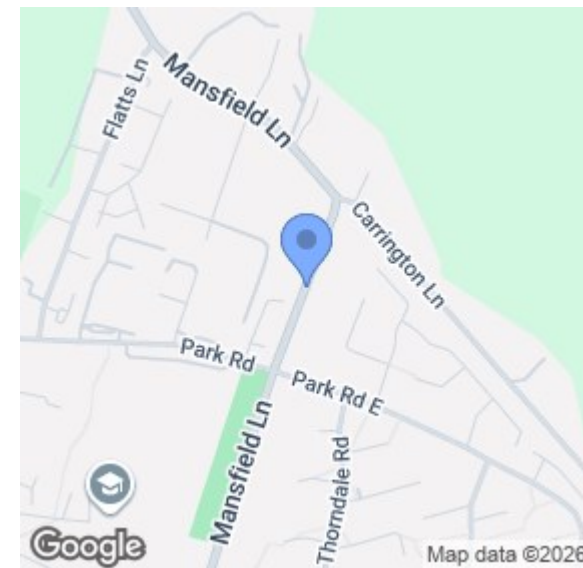




Floorplan

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>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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 2002/91/EC	



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