



6 Mansfield Lane, Calverton, NG14 6HL
Guide Price £450,000



Marriotts



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- Four bedrooms
- Fully glazed conservatory
- L shaped breakfast kitchen
- Master en-suite
- Remote gated driveway
- Immaculate throughout

A stunning modern detached family house with private remote gated driveway access, a lovely plot and a fully glazed UPVC conservatory. Individually designed and with energy efficiency in mind, this house has a lot to offer. Good sized hallway with feature LED lighting, wooden flooring and downstairs toilet. Dining room with double doors through to the rear lounge and in-turn leading to the UPVC double glazed, fully glazed conservatory. The breakfast kitchen has been extended into part of the original garage and has a range of high-quality units and solid wooden worktops and a utility area with an additional sink. Upstairs there are four bedrooms, a family bathroom and an en-suite shower room. Outside the property has a block paved parking for at least 2/3 cars and a lovely rear garden with a large block paved patio.



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Entrance Hall

With composite front entrance door, chrome spindled stairs to the first-floor landing with feature LED lighting. There are also several ceiling downlights, UPVC double glazed front window, radiator and wooden flooring continuing through to both the lounge and dining room.

Cloakroom/WC

With half tongue and groove wall panelling and tiled floor, the suite consists of a push-button toilet and feature wash stand-style glass washbasin. Ladder towel rail and extractor fan.

Dining Room

Radiator, UPVC double glazed front window and half glazed panel double doors through to the lounge.

Lounge

Wall-mounted brushed steel gas fire, radiator, three wall light points and double glazed double doors through to the conservatory.

Conservatory

Being UPVC double glazed with a glass roof, ceiling fan and light, power points, feature tiled floor and double doors leading to the side.

Breakfast Kitchen

The main kitchen area measures 5.5m x 3m and has a range of wall and base units with solid wood worktops, tiled splashbacks and Belfast sink with overhead pelmet downlights. Space for a 900mm range cooker with steel extractor canopy, plumbing for washing machine and dishwasher, utility area with inset one and a half bowl enamelled sink unit and drainer also with pelmet downlighting, along with multiple ceiling downlights, tiled floor, composite side door and UPVC double glazed rear windows. The dining area measures 3.2m x 2.6m and has wooden flooring, vertical radiator and ceiling downlights.

First Floor Landing

With multiple ceiling downlights, loft hatch with ladder, radiator, large airing cupboard and large Velux window above the stairwell.

Bedroom 1

Three-UPVC double glazed rear windows, radiator and part vaulted ceiling with ceiling light point and separate ceiling downlights.

En-suite

With fully tiled walls and floor, the suite consists of a large cubicle with chrome mains shower, concealed cistern toilet and washbasin with vanity base cupboards. Ceiling downlights, extractor fan, ladder towel rail and UPVC double glazed side window.

Bedroom 2

Fitted double wardrobe, UPVC double glazed front and rear windows, two radiators and media plate.

Bedroom 3

UPVC double glazed front window and radiator.

Bedroom 4

UPVC double glazed front window and radiator.







Bathroom

With fully tiled walls and floor, the suite consists of a shaped Jacuzzi bath and screen with chrome mains shower, pushbutton toilet and washbasin with vanity base cupboards. There are further built-in vanity cupboards beneath the window, ceiling downlights, extractor fan and vanity light/electric shaver point.

Outside

Remote double wooden gates lead onto a private shared driveway leading to the front of the property. At the front, there is a block paved parking for 2/3 cars and a garden shed with side gated access and an outside tap. Roller door leads to the GARAGE (storage only). To the rear is a large block paved patio with carriage style wall light, steps leading down to a predominantly gravelled garden with feature central circular paved seating area, established borders containing a variety of mature shrubs and seasonal plants including an Acer, enclosed with a fenced perimeter.

Tenure - Freehold

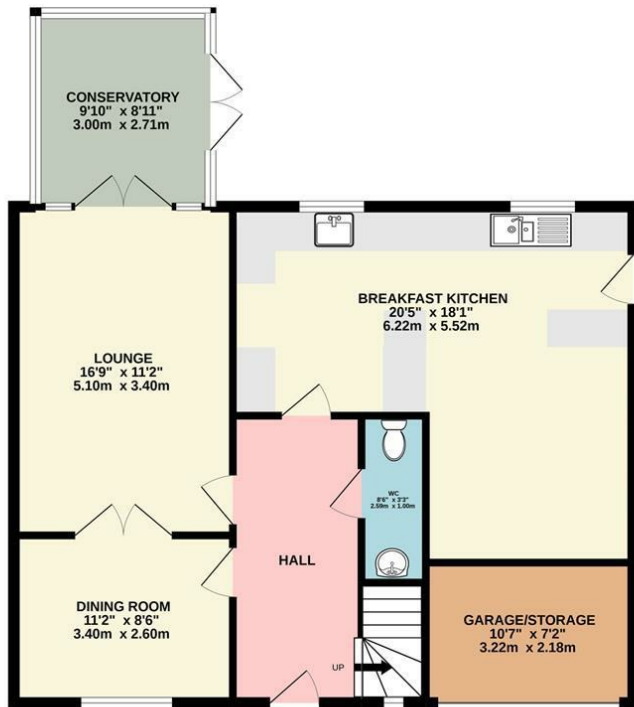
Council Tax

Gedling Borough Council - Band D

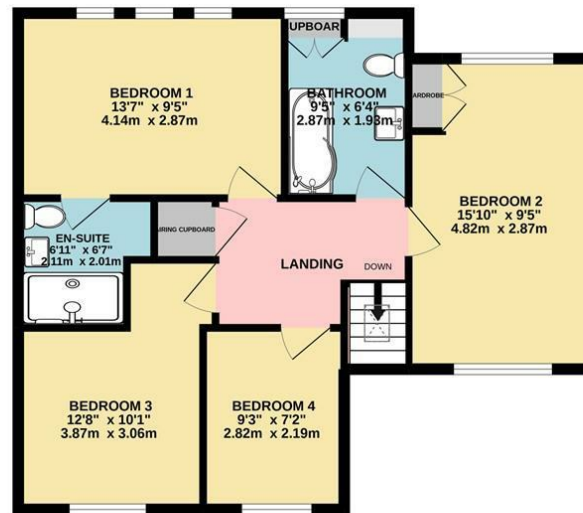




GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1512 sq.ft. (140.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	



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