



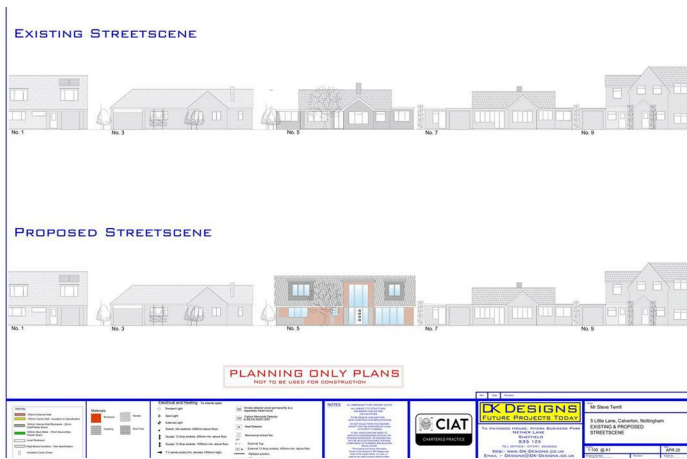
5 Little Lane
Calverton, Nottingham NG14 6JU
Asking Price £589,000 Freehold



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A unique opportunity to purchase a brand new four bedroom detached dormer home currently under construction in a quiet and secluded part of Calverton. Designed with modern, eco-conscious living in mind, the property will offer flexible accommodation, three bathrooms, open plan living space, parking for two cars and potential for buyer personalisation.





Ground Floor

Entrance Hall

13'0 x 8'0 approx (3.96m x 2.44m approx)

Lounge

20'0 x 13'0 approx (6.10m x 3.96m approx)

Kitchen/Dining Area

17'0 x 12'0 approx (5.18m x 3.66m approx)

Utility Room

7'0 x 6'0 approx (2.13m x 1.83m approx)

Bedroom Three

12'0 x 10'0 approx (3.66m x 3.05m approx)

Bedroom Four/Office

11'0 x 9'6 approx (3.35m x 2.90m approx)

En-Suite

7'0 x 4'6 approx (2.13m x 1.37m approx)

Bathroom

8'0 x 6'0 approx (2.44m x 1.83m approx)

First Floor

Master Bedroom

26'2" x 13'1" approx (8m x 4m approx)

En-Suite

8'0 x 5'0 approx (2.44m x 1.52m approx)

Bedroom Two

13'0 x 11'0 approx (3.96m x 3.35m approx)

Bathroom

8'0 x 6'0 approx (2.44m x 1.83m approx)

Agents Notes: Additional Information

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 16mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

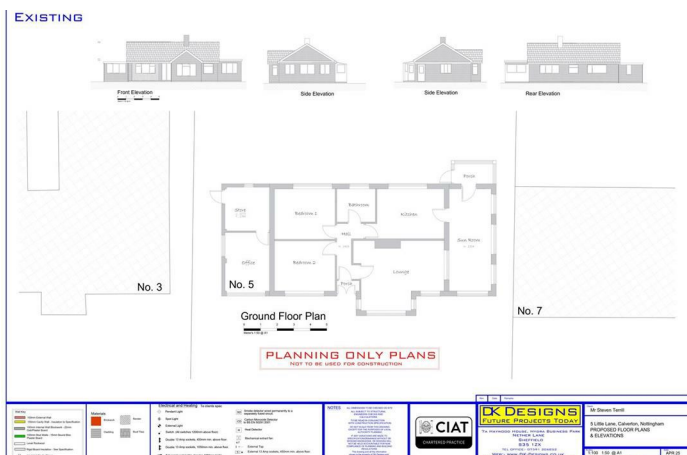
Flood Risk: No flooding in the past 5 years

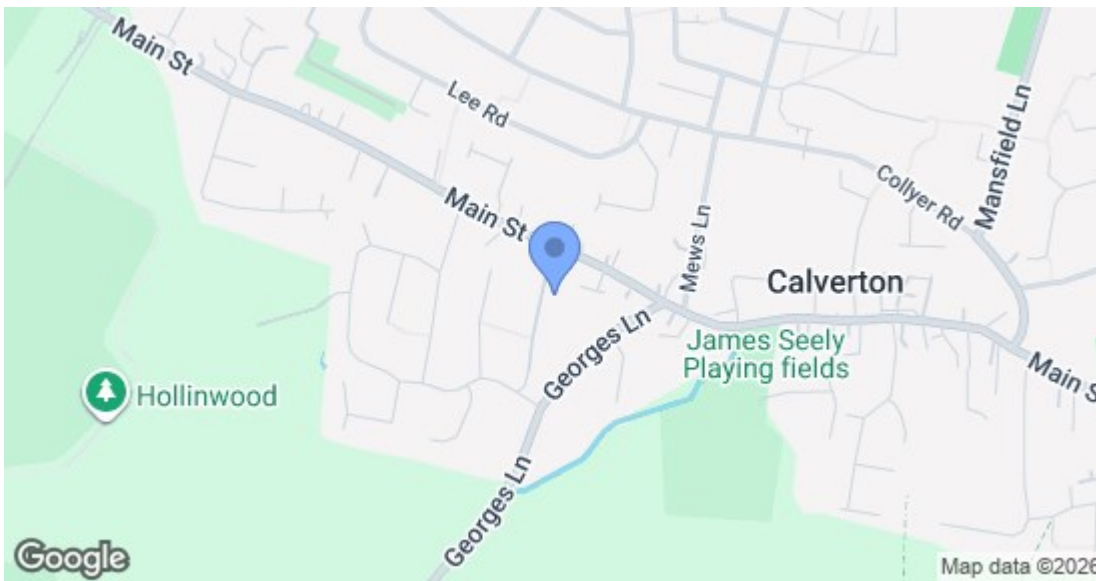
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.