



Flatts Lane  
Calverton, Nottingham NG14 6LA

A THREE BEDROOM SEMI DETACHED  
HOME FOR SALE IN CALVERTON,  
NOTTINGHAM.

**Guide Price £220,000 Freehold**



\*\* IDEAL FAMILY HOME \*\* \*\*\*Guide Price £220,000 - £240,000\*\*\*

Robert Ellis Estate Agents are delighted to bring to the market this fantastic THREE-BEDROOM SEMI DETACHED family home positioned within the heart of Calverton, Nottingham.

Calverton is a stone's throw away from Arnold which offers a thriving high street and transportation links. Alongside this, Calverton benefits from its own array of shops and retail units. There are 4 local primary schools all under 2 miles of the property, with some located within the village, alongside a secondary school. The property also has use of the bus stops which are situated around the village. It is a very desirable location for any growing family.

Upon entering the home you are welcomed into the bright and spacious open plan living room/dining room with a double glazed sliding door to the rear garden. As you walk in to the kitchen you will find a utility space and a downstairs WC. Now to the first floor landing where you are able to gain access to the three bedrooms, bathroom and two storage cupboards.

To the front of the home there is a driveway for multiple vehicles and to the rear of the property there is an enclosed low maintenance garden which hosts the shed and garage.



### Living Room

9'7" x 14'0" approx (2.94 x 4.28 approx)

Composite entrance door to the front elevation. Double glazed windows to the front elevation. Carpeted flooring. Wall mounted radiator. TV point. Feature log burner. Open through to the dining room.

### Dining Room

16'6" x 7'0" approx ( 5.03 x 2.14 approx)

Double glazed sliding doors to the rear elevation. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard. Archway through to the kitchen.

### Kitchen

10'9" x 4'10" approx (3.30 x 1.48 approx)

Double glazed window to the side elevation. Tiled splashbacks. Wall mounted radiator. A range of fitted wall, base and drawer units incorporating worksurfaces above. Sink and drainer with dual heat tap. Space and point for a freestanding cooker. Built-in cooker hood. Space and plumbing for a freestanding dishwasher. Archway through to the utility room.

### Utility Room

7'2" x 8'8" approx (2.2 x 2.65 approx)

Double glazed window to the side elevation. A range of base units with worksurfaces above. Space and plumbing for an automatic washing machine. Space and point for a freestanding tumble dryer. Double glazed access door to the side elevation. Internal door leading into the ground floor WC.

### Ground Floor WC

2'8" x 4'5" approx (0.82 x 1.36 approx)

Double glazed window to the front elevation. Tiled splashbacks. Recessed spotlights to the ceiling. Hand wash basin with dual heat tap. WC

### First Floor Landing

Carpeted flooring. Censored lighting. 2 x Storage cupboards with censored lighting, one housing the combination boiler (4 years olds with a 10 year guarantee) Loft access hatch with a pull down ladder and partly boarded. Internal doors leading into bedroom 1, 2, 3 and family bathroom.

### Bedroom 1

11'3" x 13'8" approx (3.44 x 4.19 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Built in storage cupboard.

### Bedroom 2

8'3"x x 13'6" approx (2.53x x 4.14 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator.

### Bedroom 3

7'10" x 7'11" approx (2.41 x 2.42 approx)

Double glazed window to the side elevation. Carpeted flooring.

### Family Bathroom

8'7" x 4'6" approx (2.63 x 1.39 approx)

Double glazed window to the side elevation. Linoleum flooring. Tiled splashbacks. UPVC cladding. Wall mounted heated towel rail. Wall mounted cabinet with power. Wall mounted hair dryer. Recessed spotlights to the ceiling. Extractor fan. 3 piece suite comprising of a walk in shower with mains fed shower with rain water shower head and further shower attachment, vanity hand wash basin and a WC.

### Garage

8'3" x 21'11" approx (2.52 x 6.69 approx)

Up and over door. Side access door. Power

### Front of Property

To the front of the property there is a driveway providing off the road parking and pathway leading to the front entrance door with fencing surrounding.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area, a pebble area with oak borders, a shed, outside water tap with hedging and fencing surrounding.

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps 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

967NM/HM





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.