



**Mansfield Lane
Calverton, Nottingham NG14 6HL**

A THREE BEDROOM, SEMI DETACHED
FAMILY HOME IN CALVERTON,
NOTTINGHAM.

Guide Price £220,000 Freehold



**** IDEAL FAMILY HOME ****

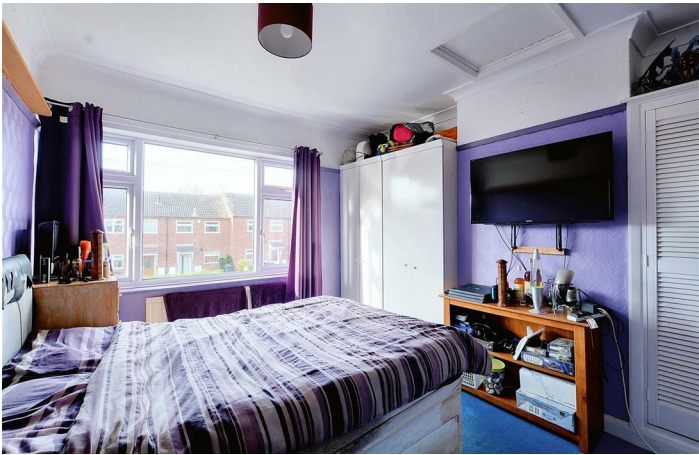
Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE BEDROOM, EXTENDED SEMI-DETACHED FAMILY situated in CALVERTON, NOTTINGHAM.

Situated in a sought after quiet and peaceful residential location, readily accessible for a range of local amenities, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and families.

Upon entry, you are welcomed into the entrance hall which leads to the living room, reception room 2, reception room 3 and fitted dining kitchen. The stairs to landing, first double bedroom, second double bedroom and third bedroom and refitted shower room.

At the front of the property, you have a large driveway and low maintenance graded area. Whilst at the rear offering a large, laid to lawn area with multiple patio areas, trees and vegetable plots.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this GREAT OPPORTUNITY.



Front of Property

Driveway to the front and side elevations providing off the road parking. Low maintenance gravel garden. Hedges to the boundaries.

Entrance Hallway

UPVC double glazed door to the front elevation. Linoleum flooring. Wall mounted double radiator. Ceiling light point. Staircase leading to First Floor Landing. Internal panel door leading through to Living Room

Living Room

13'10" x 14'05" approx (4.22m x 4.39m approx)
UPVC double glazed sectional bay window to the front elevation. Exposed strip wood flooring. Wall mounted double radiator. Ceiling light point. Coving to the ceiling. Dado rail. Feature fireplace with inset living flame gas fire and marble hearth and back panel. Internal panel door leading to Reception Room 2

Reception Room 2

9'11" x 7' approx (3.02m x 2.13m approx)
UPVC double glazed window to the side elevation. Ceiling light point. Coving to the ceiling. Under the stairs storage cupboard providing useful additional storage space. Internal panel door leading to Reception Room 3. Open through to extended Kitchen Diner

Reception Room 3

10'3" x 9'10" approx (3.12m x 3.00m approx)
Linoleum flooring. Wall mounted double radiator. Ceiling light point. Coving to the ceiling. Dado rail

Kitchen Diner

17'02" x 8'10" approx (5.23m x 2.69m approx)
UPVC double glazed window to the rear elevation. UPVC double glazed sliding patio doors leading to enclosed rear garden. Wall mounted double radiator. Ceiling light point. Coving to the ceiling. Range of fitted wall and base units incorporating laminate worksurfaces above. Integrated oven. 4 ring ceramic hob with stainless steel extractor hood over. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer. Space and point for freestanding fridge freezer. Ample space for dining area

First Floor Landing

UPVC double glazed window to the side elevation. Linoleum flooring. Wall mounted radiator. Ceiling light point. Internal panelled doors leading into Bedroom 1, 2, 3 and Family Shower Room

Bedroom 1

11'11" x 10'9" approx (3.63m x 3.28m approx)
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Picture rail. Built-in wardrobes. Loft access hatch

Bedroom 2

9'01" x 9'11" approx (2.77m x 3.02m approx)
UPVC double glazed window to the rear elevation. Linoleum flooring. Wall mounted radiator. Ceiling light point. Picture rail

Bedroom 3

8'1" x 6'10" approx (2.46m x 2.08m approx)
UPVC double glazed window to the rear elevation. Linoleum flooring. Wall mounted radiator. Ceiling light point

Family Shower Room

8'05" x 6'02" approx (2.57m x 1.88m approx)
UPVC double glazed window to the side elevation. Tiled flooring. Tiled walls. Chrome heated towel rail. Ceiling light point. 3 piece suite comprising of a quadrant shower enclosure with mains fed shower above, semi recessed vanity wash hand basin with storage cupboard below and a low level flush WC

Rear of Property

The property benefits from a much larger than average rear garden incorporating paved patio areas and garden laid to lawn with mature shrubs and trees planted to the boundaries. Raised vegetable plots. Fencing and hedging to the borders. Outside water tap

Garage

Freestanding concrete sectional garage. Up and over door

Council Tax

Local Authority Gedling
Council Tax band B

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 16mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone

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



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D		61
(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.