



Little Lane  
Nottingham, Calverton NG14 6JU

**Asking Price £300,000 Freehold**

A TWO-BEDROOM, DETACHED  
BUNGALOW SITUATED IN CALVERTON,  
NOTTINGHAM.



A SPACIOUS TWO DOUBLE BEDROOM DETACHED BUNGALOW LOCATED IN A POPULAR LANE IN THE HEART OF CALVERTON VILLAGE.

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC TWO-BEDROOM, DETACHED BUNGALOW in the ever-popular village of Calverton situated on Little Lane and within proximity to well-regarded schools, ample amenities and a frequent bus route to the City Centre. 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, a secondary school and a leisure centre. It is a very desirable location for any growing family or first-time buyer/Investor.

The property enjoys versatile accommodation and must be viewed to truly appreciate the property and established gardens on offer. Nestled down this exclusive lane in the heart of the village, this quaint bungalow is certainly one to watch and is selling with the benefit of no upward chain.

Upon entry, you are welcomed into the hallway which leads through to the fitted kitchen, lounge with views over the front garden, first bedroom, second bedroom, refitted shower room and second reception positioned off the kitchen with a rear lobby leading through to the enclosed rear garden.

The front of the property offers a large driveway with a mature front garden. To the rear there is an enclosed rear garden being made mainly to lawn with mature shrubbery and trees. The property also benefits from a further plot of land located at the rear which is approximately 0.02 Acres

The property also enjoys a third reception room/workshop and brick-built store room that offers further potential to develop subject to buyers' needs, requirements and relevant planning permissions.

A viewing is HIGHLY RECOMMENDED to appreciate the PLOT and LOCATION of this property - Contact the office now to arrange your viewing!

SELLING WITH NO UPWARD CHAIN



### Entrance Porch

UPVC double glazed French doors to the front elevation leading into the Entrance Porch. Glazed door leading into the Entrance Hallway

### Entrance Hallway

Part panelling to the walls. Wall mounted radiator. Ceiling light point. Loft access hatch. Internal doors leading into the Lounge, Kitchen, Bedroom 1, 2 and Family Bathroom

### Lounge

16'6" x 12'11" approx (5.03m x 3.94m approx)  
UPVC double glazed picture window to the front elevation and windows to the front and side elevations. Carpeted flooring. Panelling to the walls. Wall mounted radiators. Ceiling light points. Feature electric fireplace with wooden mantle

### Kitchen

15'07" x 9'10" approx (4.75m x 3.00m approx)  
UPVC double glazed window to the rear elevation. Carpeted flooring. Panelling to the walls. Wall mounted radiator. Ceiling light point. Beams to ceiling. Range of fitted wall and base units incorporating worksurfaces above. Stainless steel double sink and drainer unit with dual heat tap. Wall mounted Baxi gas central heating boiler. Space and point for a freestanding cooker. Space and plumbing for an automatic washing machine. Stable style door leading through to Reception Room 2

### Bedroom 1

11'10" x 10' approx (3.61m x 3.05m approx)  
UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Bedroom 2

12' x 9'10" approx (3.66m x 3.00m approx)  
UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Family Bathroom

7'07" x 6'07" approx (2.31m x 2.01m approx)  
UPVC double glazed window to the rear elevation. Linoleum flooring. Aqua panel splashbacks. Wall mounted radiator. Ceiling light point. Modern 3 piece suite comprising of a walk-in shower enclosure with mains fed shower above, pedestal wash hand basin and a low level flush WC

### Reception Room 2

20'6" x 9'02" approx (6.25m x 2.79m approx)  
UPVC double glazed windows to the front and side elevations. Carpeted flooring. Wall mounted radiators. Ceiling light points. Beams to ceiling. Internal door leading into the Rear Porch

### Rear Porch

7'07" x 4' approx (2.31m x 1.22m approx)  
UPVC double glazed windows to the side and rear elevations. UPVC double glazed door to the side elevation leading to the enclosed rear garden

### Outside Store

8'8" x 9'1" approx (2.64m x 2.77m approx)  
Access door to the side elevation leading into the Outside Store. UPVC double glazed window to the rear elevation. Wall mounted gas meter. Ceiling light point. Internal door leading into Reception Room 3 / Workshop

### Reception Room 3 / Workshop

11'10" x 8'8" approx (3.61m x 2.64m approx)  
UPVC double glazed windows to the front and side elevations. Wall mounted gas heater. Ceiling light point

### Front of Property

To the front of the property there is a driveway providing off the road parking, garden laid to lawn with mature shrubbery and trees planted to the borders. Secure gated access to the side of the property

### Rear of Property

To the rear of the property there is an enclosed rear garden being made mainly to lawn with mature shrubbery and trees planted to the borders

### Land at Rear of Property

The property benefits from a further plot of land located at the rear which is approximately 0.02 Acres

### Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

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



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(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 <sub>2</sub> ) Rating		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			
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.