



Bonner Lane,  
Calverton, Nottingham  
NG14 6FY

**£235,000 Freehold**





**\*\* IDEAL FAMILY HOME \*\* UNIQUE OPPORTUNITY \*\***

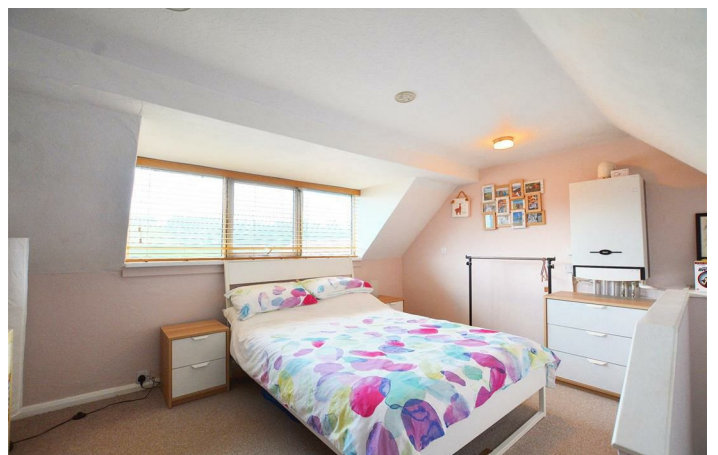
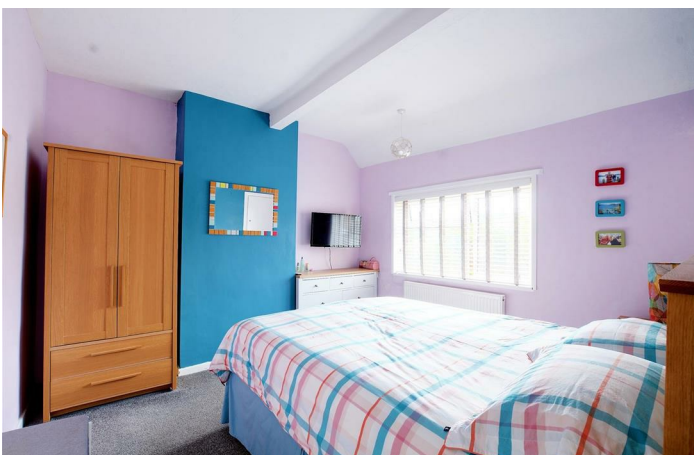
Robert Ellis Estate Agents are proud to present to the market this IMMACULATE TWO BEDROOMS, SEMI DETACHED FAMILY HOME situated in CALVERTON, NOTTINGHAM.

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, a secondary school and a leisure center. The home is surrounded by open fields and countryside, allowing prospective buyers to enjoy walks. It is a very desirable location for any growing family or first-time buyer/Investor.

Upon entry, you are welcomed into the hallway which leads to the downstairs WC and dining room. Off the dining room is the kitchen with fitted units and open plan lounge with under stair storage cupboard. Stairs lead to landing, first double bedroom, second double bedroom and family bathroom benefitting from a three-piece suite. The landing also hosts the stairs to the converted loft room with beautiful views over the open fields to the rear of the property.

To the rear is an enclosed garden with patio area, laid to lawn, space for shed/ summer house and second patio area. The front of the home offers a laid to lawn with driveway for at least one car.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this UNIQUE opportunity- Contact us now to arrange your viewing!





### Entrance Hallway

3'8" x 5'4" approx (1.14 x 1.65 approx)

UPVC double glazed opaque composite front door. LVT flooring. Wall mounted double radiator.

### Living Room

14'4" x 21'5" approx (4.39 x 6.54 approx)

UPVC double glazed bay window to front elevation. UPVC double glazed window to the side elevation. LVT flooring. Feature multi-fuel log burner (log and smokeless fuel) with slate heart and wooden mantel. Understairs storage cupboard (0.79 x 1.65 m approx) housing the electric unit with power sockets, carpeted flooring, UPVC double glazed opaque window.

### Dining Room

7'1" x 11'1" approx (2.17 x 3.39 approx)

UPVC double glazed window. LVT flooring. Wall mounted radiator.

### Kitchen

11'11" x 8'1" approx (3.65 x 2.48 approx)

UPVC double glazed windows facing the rear and side elevations. UPVC double glazed opaque composite rear door. Range of fitted wall and base units with work surfaces over. Stainless steel sink with dual heat tap. Integrated Belling cooker with 4-ring electric Samsung hob above. Extractor fan. Space and plumbing for automatic washing machine. LVT flooring. Towel wall mounted radiator. Partially tiled walls.

### Downstairs W/C

3'1" x 3'8" approx (0.95 x 1.13 approx)

UPVC double glazed opaque window. W/C. LVT flooring.

### First Floor Landing

5'11" x 10'7" approx (1.81 x 3.23 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator. Access into Bedroom 1, 2 & Family Bathroom. Staircase leading to Attic Room

### Bedroom 1

11'2" x 11'5" approx (3.42 x 3.49 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard.

### Bedroom 2

8'1" x 9'11" approx (2.47 x 3.04 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator.

### Family Bathroom

5'4" x 6'0" approx (1.64 x 1.84 approx)

UPVC double glazed opaque window. 3-piece suite comprising of Bath with dual heat tap with handheld shower unit above. Sink with dual heat tap. W/C Vinyl flooring. Wall mounted towel radiator. Partially tiled walls.

### Attic Room

12'10" x 11'11" approx (3.92 x 3.64 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted double radiator. Baxi combination boiler.

### Front of Property

Low maintenance garden with laid to lawn and driveway for at least 1 car.

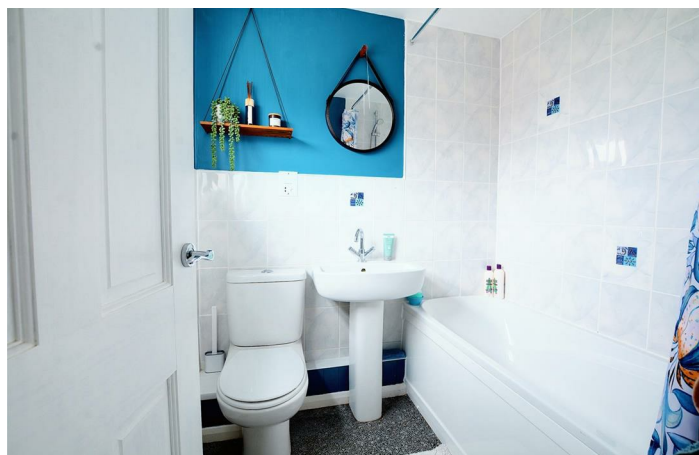
### Rear of Property

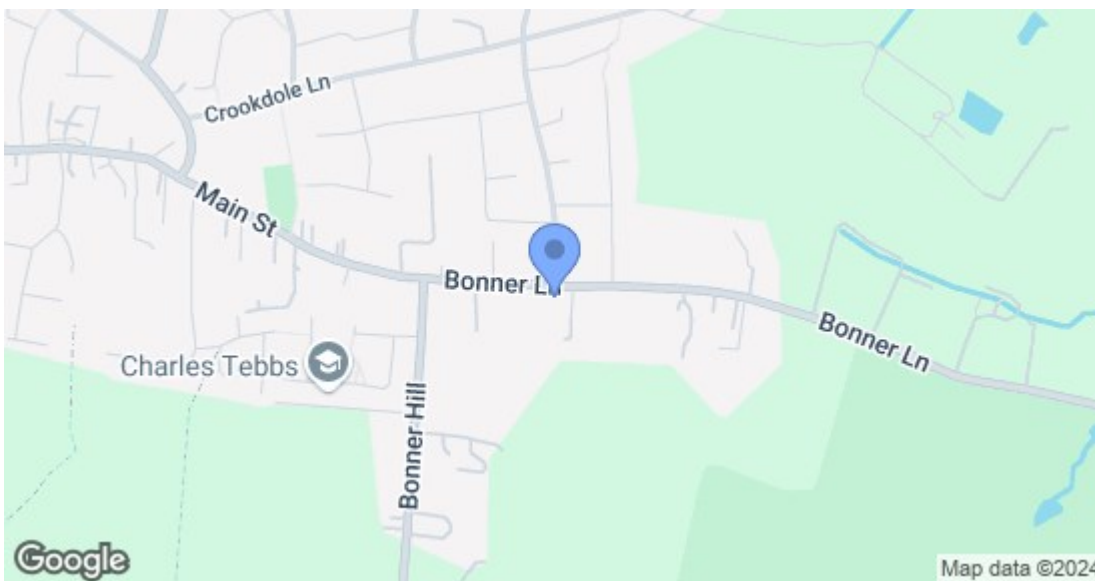
Enclosed garden with views over the fields of Calverton. Patio area with steps leading to laid to lawn. Patio area to rear. Space for shed and space for summer house.

### Council Tax

Local Authority: Gedling

Council Tax Band: B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		58	
(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	
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			
<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.