Robert Ellis

look no further. . .

5 Little Lane

Calverton, Nottingham NG14 6JU

Asking Price £589,000 Freehold

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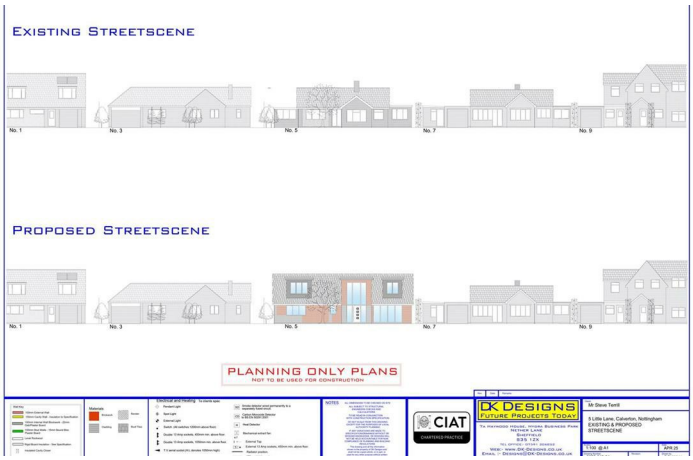
A unique opportunity to purchase a brand new four bedroom detached dormer home currently under construction in a quiet and secluded part of Calverton. Designed with modern, eco-conscious living in mind, the property will offer flexible accommodation, three bathrooms, open plan living space, parking for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

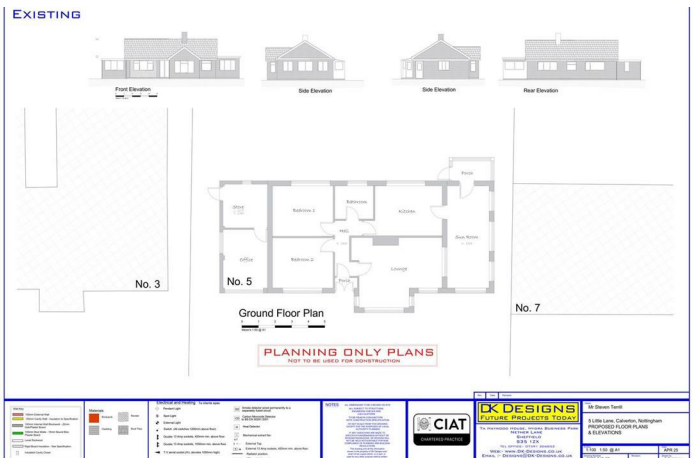
Master Bedroom
26'2" x 13'1" approx (8m x 4m approx)

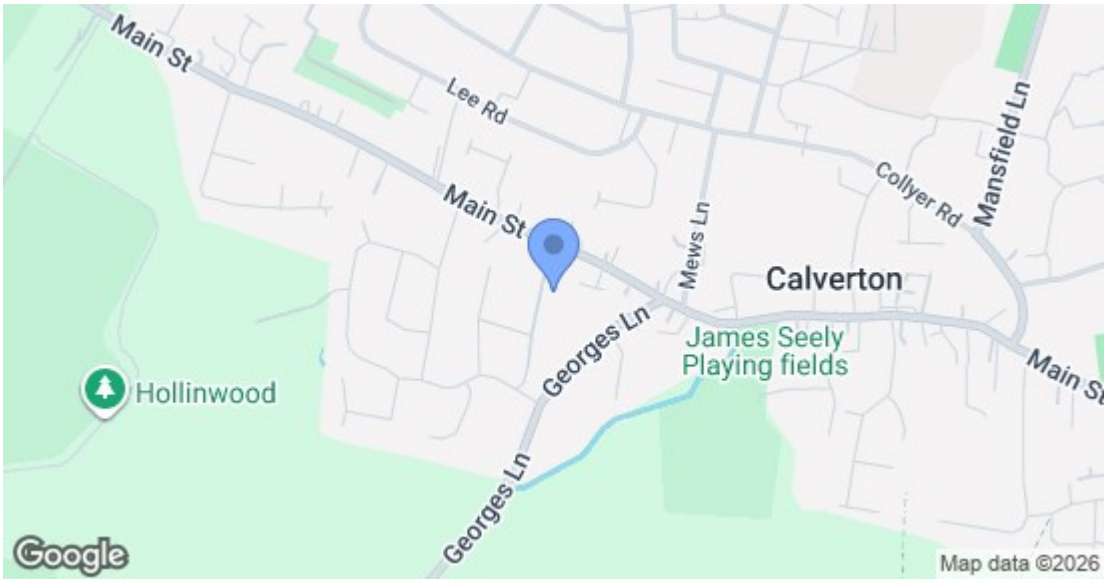
En-Suite
8'0 x 5'0 approx (2.44m x 1.52m approx)

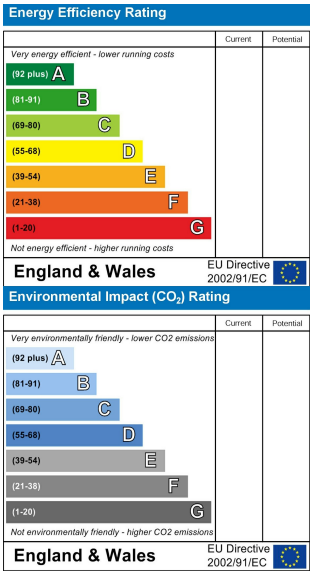
Bedroom Two
13'0 x 11'0 approx (3.96m x 3.35m approx)

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







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.