



Flatts Lane
Calverton, Nottingham NG14 6LA

THREE BEDROOM SEMI-DETACHED HOME!

£210,000 Freehold

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/robertellisestateagent



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Robert Ellis Estate Agents are delighted to offer to the market this well-presented three bedroom semi-detached family home situated on Flatts Lane in the popular and sought-after village of Calverton, Nottingham.

The property is conveniently positioned within easy reach of a range of local amenities, including shops, schools, pubs and countryside walks. Calverton also offers excellent transport links to Arnold, Nottingham City Centre and surrounding villages, making it an ideal location for families and professionals alike.

Upon entry, you are welcomed into an entrance porch leading through to the hallway, providing access to a spacious lounge with a feature fireplace and a modern fitted dining kitchen offering a range of wall and base units with ample space for dining furniture. To the rear is a useful sun room with plumbing for a washing machine and access to the rear garden.

Stairs lead to the first floor landing, providing access to three well-proportioned bedrooms, a shower room featuring a modern shower enclosure and vanity wash hand basin, alongside a separate WC.

Externally, the property benefits from a driveway to the front providing off-road parking. To the rear is an enclosed, low-maintenance garden incorporating paved patio areas, ideal for outdoor seating and entertaining. A particular feature is the spacious two room outbuilding, offering excellent versatility for storage, hobbies or potential alternative uses, subject to any necessary consents.

A viewing is highly recommended to appreciate the accommodation, outside space and desirable village location this property has to offer. Contact Robert Ellis Estate Agents today to arrange your viewing!



Entrance Porch

7'34 × 2'56 approx (2.13m × 0.61m approx)

UPVC double glazed double doors to the front elevation, wall mounted radiator, carpeted flooring, UPVC double glazed windows surrounding, UPVC door leading through to the entrance hallway.

Entrance Hallway

Carpeted flooring, wall mounted radiator, staircase leading to the first floor landing, doors leading through to:

Kitchen Diner

17'14 × 10'09 approx (5.18m × 3.28m approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and point for a fridge freezer, space and point for a tumble dryer, UPVC double glazed windows to the side and rear elevations, UPVC double glazed door to the rear elevation, vinyl flooring, understairs storage.

Living Room

22'44 × 8'82 approx (6.71m × 2.44m approx)

UPVC double glazed windows to the front and rear elevations, wall mounted radiators, electric fire with tiled hearth and surround, carpeted flooring.

Rear Porch/Sun Room

20'85 × 3'44 approx (6.10m × 0.91m approx)

Space and plumbing for a washing machine, vinyl flooring, wall mounted radiator, double glazed windows surrounding, UPVC double glazed door leading out to the rear garden.

First Floor Landing

Carpeted flooring, storage cupboard, access to the loft, doors leading off to:

Bedroom One

13'59 × 10'46 approx (3.96m × 3.05m approx)

UPVC double glazed window to the front elevation, built-in storage, carpeted flooring, wall mounted radiator.

Bedroom Two

13'83 × 9'19 approx (3.96m × 2.74m approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Bedroom Three

11'26 × 5'83 approx (3.35m × 1.52m approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

Shower Room

Vinyl flooring, UPVC double glazed window to the rear elevation, heated towel rail, wall mounted radiator, vanity wash hand basin, shower enclosure with mains fed shower.

Separate WC

Vinyl flooring, UPVC double glazed window to the side elevation, WC, wall mounted radiator.

Outside

Front of Property

To the front of the property there is a driveway providing off the road parking.

Rear of Property

To the rear of the property there is an enclosed low maintenance rear garden with paved patio areas, access to the spacious outbuilding, fenced and walled boundaries, access to the front of the property.

Outbuilding

Made up of two rooms:

Entrance

2'11" × 2'11" approx (0.9 × 0.9 approx)

Room One

9'2" × 9'2" approx (2.8 × 2.8 approx)

Room Two

9'2" × 15'5" approx (2.8 × 4.7 approx)

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 16mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

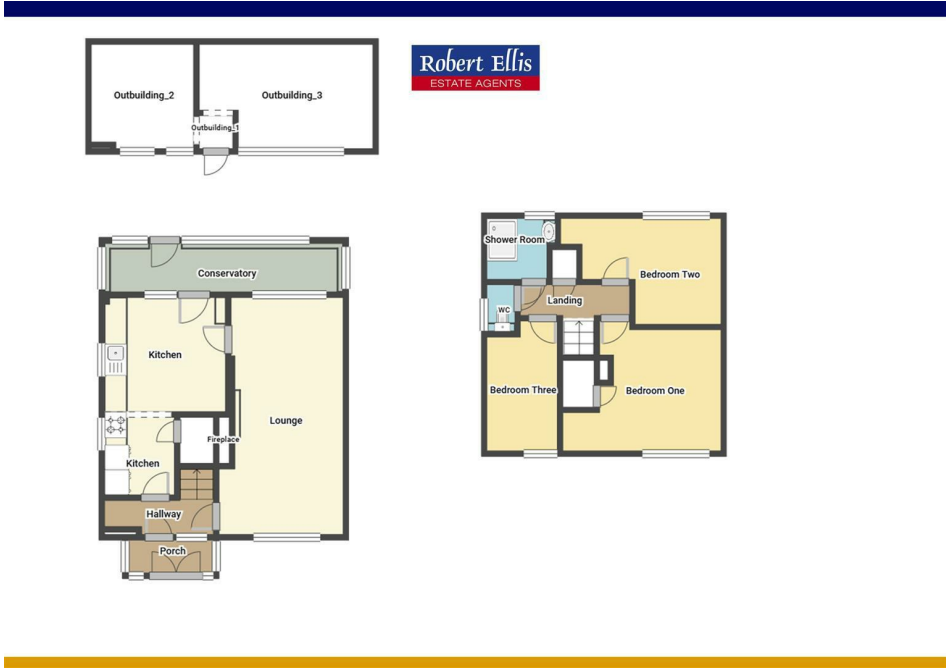
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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