



Guide Price £240,000 Freehold

152 FLATTS LANE | CALVERTON | NOTTINGHAM | NG14 6PA

BuckleyBrown
ESTATE AGENTS

****GUIDE PRICE £240,000-£250,000****

TOO GOOD TO SCROLL PAST!.. Nestled in a modern and sought-after housing estate in Calverton, this beautifully presented three-storey semi-detached property offers spacious, versatile living ideal for families or professionals alike.

Upon entering, you're welcomed into a bright entrance hall providing access to a well-appointed kitchen fitted with a matching range of modern units, perfect for everyday cooking and entertaining. A convenient downstairs WC is located off the hall. To the rear of the property, a spacious lounge offers ample room for relaxing or hosting, with French doors opening directly onto the landscaped rear garden, creating a seamless indoor-outdoor living experience.

The first floor boasts two generously sized bedrooms, both featuring fitted storage cupboards for added practicality, along with a stylish family bathroom.

Occupying the entire second floor is the impressive master bedroom suite, complete with its own en-suite shower room and a walk-in closet, offering a private and peaceful retreat.

Externally, the property benefits from a hedge-lined front for added privacy, a pathway leading to the front door, and a south-east facing landscaped rear garden featuring a lawn, patio area, raised sleeper beds, and a charming pergola, ideal for outdoor dining or unwinding.

Further enhancing this fantastic home is a driveway providing off-street parking and a detached garage offering additional storage or vehicle space.

A must-see property in a highly regarded location, perfect for modern family life.





Hall

With a central heating radiator and stairs rising to the first floor.

Kitchen 7'0" x 10'7"

Fitted with an attractive range of wall and base units with sink and drainer set into work surface. There are a range of integrated appliances which include a fridge/freezer, dishwasher, washing machine, double-oven and a four-ring gas hob with an extractor hood over. There is also a breakfast bar for convenient morning dining. With a window to the front elevation and a central heating radiator.

Living Room 12'11" x 13'8"

With a central heating radiator, window to the rear elevation, and French patio doors that provide access onto the rear garden.

There is also a useful under-stairs storage cupboard.

Ground Floor WC 2'11" x 5'3"

Fitted with a low level WC and vanity hand wash basin. With an opaque window to the front elevation and a chrome heated towel rail.

First Floor Landing

With a useful storage cupboard and stairs rising to the first floor.

Bedroom One 11'0" x 11'8"

Located on the second floor. With a window to the front elevation, central heating radiator and a storage cupboard. The master bedroom has the luxury of its own en-suite facility and walk-in closet.

En-Suite 7'0" x 7'2"

Fitted with a low level WC, hand wash basin and a shower cubicle with complimentary tiled splash-back. With a Velux window and a central heating radiator.

Bedroom Two 9'6" x 10'1"

With two windows to the front elevation, fitted storage and a central heating radiator.

Bedroom Three 7'0" x 9'3"

With a window to the rear elevation and a central heating radiator. There is also a storage cupboard.

Bathroom 6'1" x 7'3"

Fitted with a low level WC, pedestal hand wash basin and a P-shaped bath with

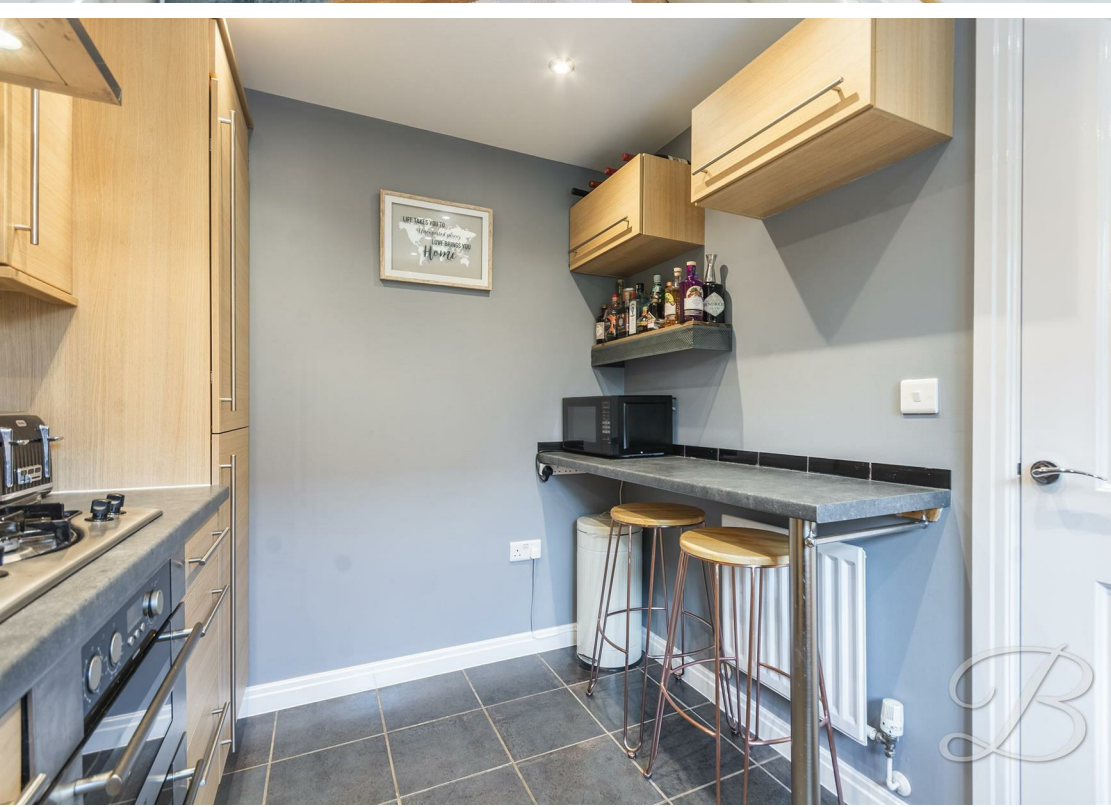
shower over, with complimentary tiled splash back. With an opaque window to the rear elevation and a central heating radiator.

Outside

The property benefits from a hedge-lined front for added privacy, a pathway leading to the front door, and a south-east facing landscaped rear garden featuring a lawn, patio area, raised sleeper beds, and a charming pergola, ideal for outdoor dining or unwinding. Further enhancing this fantastic home is a driveway providing off-street parking and a detached garage offering additional storage or vehicle space.

Garage Part One 8'3" x 8'9"

Garage Part Two 8'9" x 9'2"



Ground Floor
36 Sq.m/ 382.92 Sq.ft
Approx



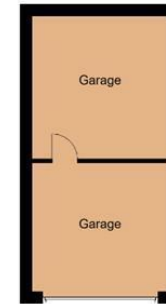
First Floor
35 Sq.m/ 378.17 Sq.ft
Approx



Second Floor
27 Sq.m/ 295.84 Sq.ft
Approx



18 Sq.m/ 197.09 Sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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		

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