



28 Flatts Lane,
Calverton, NG14 6JZ

28 Flatts Lane, Calverton, NG14 6JZ

Thomas James are delighted to offer this detached family home to the market. Recently refurbished and updated to a high standard, the property has newly installed UPVC grey wrapped windows and doors, a new boiler, has been replastered and repainted, has new flooring, and has had the electrics certified as up to date.

The property provides spacious accommodation arranged over two floors which includes an entrance hall, a dual aspect living room, a recently refitted breakfast kitchen, and a wc on the ground floor, with the first floor landing giving access to four double bedrooms and a recently installed contemporary four piece bathroom suite.

There is a large gated driveway with turning circle at the front of the property, along with an integral garage providing off road parking for a number of vehicles, plus a privately enclosed low maintenance garden to the rear.

Centrally situated in the popular village of Calverton, the property is close to excellent local facilities including shops, churches, restaurants, sought after schools, a leisure centre, library and golf courses. The property is also within easy reach of Nottingham City Centre and surrounding villages via local transport links and main road routes.

Offered with no upward chain. Viewing is essential.

Offers Over £350,000





Directions

Flatts Lane can be located between Collyer Road and Park Road, Calverton.

GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

With an opaque glazed insert and matching panels to both sides, opening to the:-

Entrance Hall

Two ceiling light points, laminate flooring, vertical radiator, stairs off to the first floor, personnel fire door to the garage, doors into the living room, the breakfast kitchen and the ground floor wc.

Ground Floor WC

Fitted with a low flush wc, and a wash hand basin with tiling to the splash backs.

Ceiling light point, extractor fan, laminate flooring.

Living Room

A spacious dual aspect room with a UPVC double glazed bay window to the front elevation, two radiators, wall light points and two ceiling light points, and UPVC double glazed French doors with full height windows to both sides, opening to the rear garden.

Breakfast Kitchen

Recently refitted with a range of Shaker style wall, drawer and base units in cream, tiled splash backs and wood effect work surfaces, one and a half bowl composite sink and drainer unit with a mixer tap over, integrated appliances include a dishwasher, a fridge/freezer, an electric oven, and an electric hob with an extractor hood over.

UPVC double glazed window to the rear elevation, breakfast bar, laminate flooring, ceiling spot lights, walk in store cupboard housing the wall mounted boiler, UPVC door opening to the side.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Ceiling light point, shelved airing cupboard housing the hot water cylinder, loft access hatch (giving access to the partially boarded and fully insulated loft space above), doors into four bedrooms and the family bathroom.

Family Bathroom

Recently refitted with a contemporary four piece suite in white comprising a shower enclosure with an electric shower, a panelled bath, a pedestal wash hand basin, and a low flush wc.

Opaque UPVC double glazed window to rear elevation, ceiling light point, tiling to the splash backs, laminate effect vinyl floor covering, chrome heated towel rail.

Bedroom One

UPVC double glazed window to the front elevation, ceiling light point and wall light points, radiator, television aerial connection point.

Bedroom Two

UPVC double glazed window to the front elevation, ceiling light point, radiator.

Bedroom Three

UPVC double glazed window to the rear elevation, ceiling light point, radiator.

Bedroom Four

UPVC double glazed window to the rear elevation, ceiling light point, radiator.

OUTSIDE

At the front of the property there is double gated access to the driveway which includes a turning circle and provides off road parking for a number of vehicles, also giving access to the INTEGRAL SINGLE GARAGE. There is a lawned garden adjacent, hedged boundaries, a security light, and a block paved pathway to the entrance door, with lights to both sides. A pedestrian gate and pathway lead to the rear garden.

The rear garden includes a patio seating area, a shaped lawn, and planted shrub beds. The garden has mature conifers and fencing to the boundary, an external tap and external light, and houses a timber shed.

Integral Single Garage

With an up and over door, power and lighting connected, wall mounted consumer unit, external tap, space for a washing machine and tumble dryer, UPVC double glazed window to the side elevation, and a UPVC door opening to the side.

Council Tax Band

Council Tax Band D. Gedling Borough Council.

Amount Payable £2,369.35.

Referral Arrangement Note

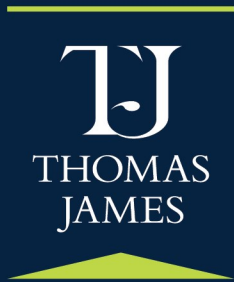
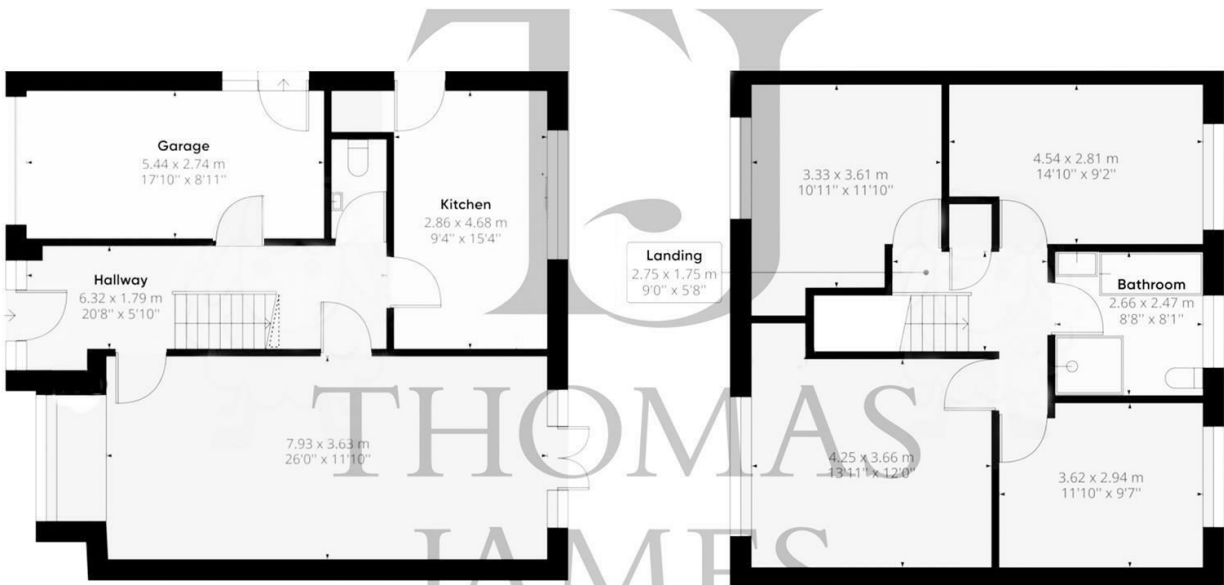
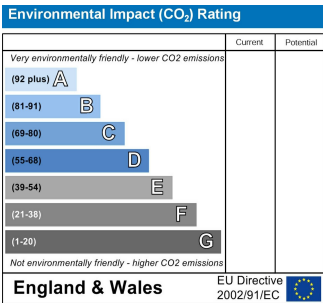
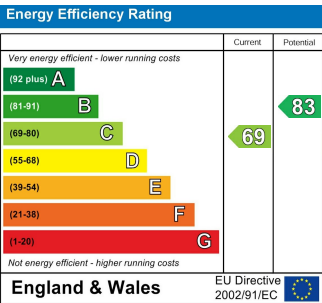
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



Thomas James Estate Agents
Corner Cottage, 4 Bingham Road
Cotgrave, NG12 3JR

Tel: 0115 989 9757
Email: cotgrave@tjea.com
Web: www.tjea.com

Selected as the Best
Independent Agent by the
Relocation Agent Network

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

