



60 Flatts Lane,
Calverton, NG14 6JZ

TJ
THOMAS
JAMES

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This detached family home is offered to the market with no upward chain, and with scope for improvement throughout.

The property provides spacious accommodation arranged over two floors including an entrance porch, an entrance hall, a living room, an extended dining room, a kitchen, a utility area and a wc on the ground floor, with the first floor landing giving access to three bedrooms, the wet room and the separate wc.

Benefiting from part double glazing, and oil fired central heating, the property has enclosed gardens to the rear, further gardens to the front, plus a driveway and garage providing off road parking for a number of vehicles.

Situated close to an excellent range of facilities in Calverton 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.

Chain Free £265,000





Directions

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

GROUND FLOOR ACCOMMODATION

Canopied Double Entrance Doors

With part glazed side panels, opening to the:-

Entrance Porch

With tiled flooring, a bulkhead light and a wood framed single glazed entrance door into the:-

Entrance Hall

Tiled flooring, radiator, ceiling light point, stairs off to the first floor, built in cupboard housing the electric meter, doors to the kitchen and the:-

Living Room

Double glazed window to the front elevation, radiator, ceiling light point, part wood panelling to the walls, built in storage shelves, two wall light points, wooden removable doors opening to the:-

Dining Area

Ceiling light point, radiator, door to the kitchen, open archway to the:-

Extended Dining/Seating Area

Single glazed bay window to the rear elevation, further single glazed window to the side elevation, radiator, wall light point.

Kitchen

Fitted with a range of solid wood wall and base units, roll edge work surfaces, stainless steel sink and double drainer unit, built in Bosch electric oven and a four ring electric Bosch hob with an extractor hood over.

Single glazed bay window to the rear elevation, breakfast bar area, tiled flooring, ceiling light point, under stairs pantry storage cupboard with shelving and light, stable style door into the:-

Utility Area

Stainless steel sink and drainer, space and plumbing for a washing machine, space for a fridge/freezer. Central heating boiler.

Single glazed window overlooking the garage, personnel door to the garage, door to the:-

Ground Floor WC

Fitted with a low flush wc. Double glazed window to the rear elevation, ceiling light point, wood panelling to the walls.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Double glazed window to the side elevation, ceiling light point, loft access hatch, doors into three bedrooms, the bathroom and separate wc.

Bedroom One

Double glazed window to the front elevation, radiator, wall light point, built in wardrobes and drawers.

Bedroom Two

Double glazed window to the rear elevation, built in double wardrobe with sliding mirrored door, wall light points.

Bedroom Three

Double glazed window to the front elevation, radiator, built in wardrobes, wall light points.

Separate WC

Fitted with a low flush wc. Double glazed window to the side elevation, ceiling light point.

Shower Room

Fitted with a pedestal wash hand basin, and a tiled shower enclosure with an electric shower.

Double glazed window to the rear elevation, ceiling light point, heated towel rail, built in storage cupboard housing the hot water cylinder.

OUTSIDE

There is gated access to the driveway at the front of the property which provides off road parking for up to two vehicles, and in turn gives access to the GARAGE. There is a garden area adjacent with established mature plants and bushes, a patio area, and a pathway to the canopied entrance door, and the personnel door to the garage.

To the rear of the property the garden includes a patio seating area with a low level wall, a feature pond, a rockery, a variety of plants and shrubs, gravelled beds, and a mature tree.

The garden houses a brick built storage shed (with access to the oil tank), a green house, and two large brick built storage rooms (one of which has power and lighting).

Single Garage

With an up and over door to the front, power and lighting connected, and a personnel door to the side.

Council Tax Band

Council Tax Band C Gedling Borough Council.

We understand the amount payable for 2022/2023 to be £2,009.37.

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

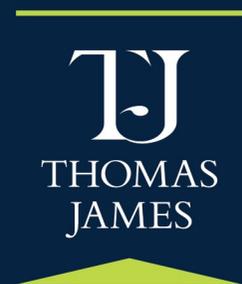
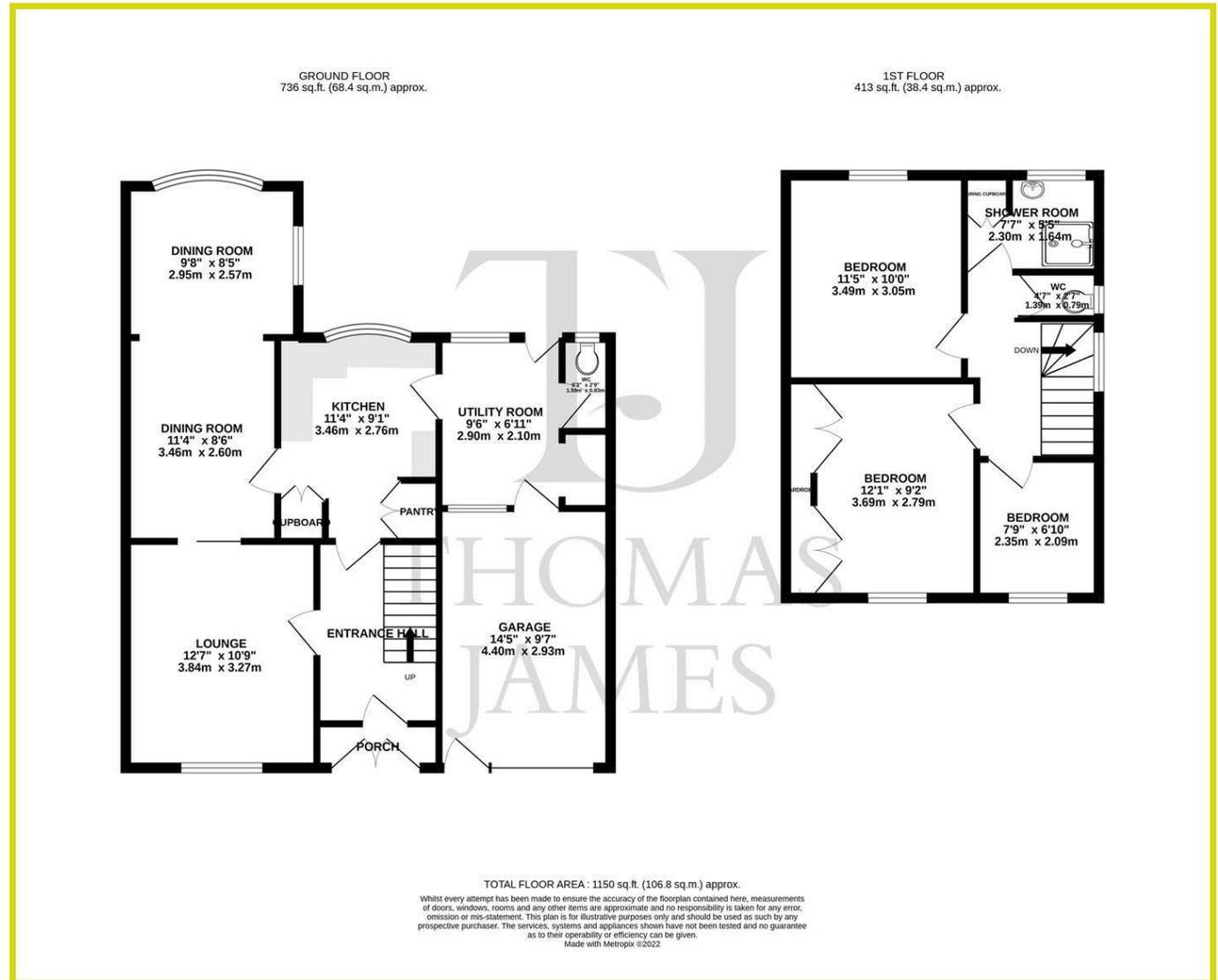
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MONEY LAUNDERING

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.

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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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