



239 Mansfield Lane,
Calverton, NG14 6HL

TJ
THOMAS
JAMES

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****£300,000 to £320,000 GUIDE PRICE****

This modern detached family home provides spacious accommodation arranged over two floors, which includes an entrance hall, a living room, separate dining room, family room/study, fitted kitchen with built in appliances with utility room off, and a ground floor cloakroom/wc .The first floor landing giving access to four bedrooms two with en-suite shower rooms, and the family bathroom.

Benefiting from solar panels, gas central heating and UPVC double glazing, the property has attractive gardens to both the front and rear, plus a driveway and tandem double garage providing off road parking for a number of vehicles.

Situated at the edge of 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.

Viewing is recommended.

Guide Price £300,000



Directions

Mansfield Lane can be located off Flatts Lane, Calverton.

GROUND FLOOR ACCOMMODATION

Composite Entrance Door

Opening to the:-

Entrance Hall

Laminate flooring, alarm control panel, stairs off to the first floor, ceiling light point, doors into the kitchen, the living room, and the family room/study.

Kitchen

Fitted with a range of wood effect wall, drawer and base units, tiled splash backs and roll edge work surfaces, one and a half bowl sink and drainer unit with a mixer tap over, integrated dishwasher and fridge/freezer, built in electric double oven, and a large induction hob with a stainless steel extractor hood over.

UPVC double glazed window to the front elevation, breakfast bar area with storage cupboard beneath, ceiling spot lights, radiator, tiled flooring, archway to the:-

Utility Room

Fitted with a range of wood effect wall, drawer and base units, tiled splash backs and roll edge work surfaces, sink and drainer unit with a mixer tap over, space and plumbing for a washing machine.

Wall mounted Potterton central heating boiler housed in a cabinet, tiled flooring, doors into the dining room and the cloakroom/wc, wood door opening to the side.

Ground Floor Cloakroom/WC

Fitted with a low flush wc, and a pedestal wash hand basin.

Tiling to the splash backs, radiator, ceiling light point, extractor fan.

Dining Room

UPVC double glazed window to the rear elevation, radiator, ceiling light point, laminate flooring, glazed double doors opening to the:-

Living Room

A spacious room with two radiators, two ceiling light points, and UPVC double glazed sliding patio doors opening to the garden.

Family Room / Study

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

FIRST FLOOR ACCOMMODATION

First Floor Landing

Airing cupboard housing the hot water cylinder, loft access hatch (to the partially boarded loft space above, housing the solar panel connection feed and controls), ceiling light point, doors into four bedrooms and the family bathroom.

Bedroom One

UPVC double glazed window to the front elevation with views over the local countryside, radiator, ceiling light point, television aerial connection point, wardrobe, door to the:-

En-Suite Shower Room

Fitted with a corner shower enclosure with a mains fed shower, a low flush wc, and a wash hand basin with a vanity cupboard and a mixer tap.

Opaque UPVC double glazed window to the front elevation, shaver point, extractor fan, half height tiling to the walls, vinyl floor covering, chrome heated towel rail.

Bedroom Two

UPVC double glazed window to the rear elevation, radiator, ceiling light point, fitted wardrobes, door to the:-





En-Suite Shower Room

Fitted with a shower enclosure with a mains fed shower, a low flush wc, and a pedestal wash hand basin

Ceiling light point, extractor fan, half height tiling to the walls, heated towel rail.

Bedroom Three

UPVC double glazed window to the front elevation with views over the local countryside, radiator, ceiling light point.

Bedroom Four

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

Family Bathroom

Fitted with a panelled bath with a hand held shower attachment, a low flush wc, and a pedestal wash hand basin,

Opaque UPVC double glazed window to the side elevation, extractor fan, half height tiling to the walls, ceiling light point, heated towel rail.

OUTSIDE

There is wrought iron pedestrian gated access to the garden at the front of the property which is laid to lawn with a flower beds, a wrought iron fenced boundary, and a pathway to the entrance door, and to the rear of the property.

The rear garden has been attractively landscaped and includes a patio seating area, a lawn, planted shrub beds and borders, and established trees. Timber fence enclosed, the garden has external lighting, an external power point, an external tap, and houses a timber shed (with power and lighting connected), and an additional lean-to storage shed.



OUTSIDE (Cont'd)

To the side of the property, the driveway (accessed via James Drive) provides off road parking, and in turn gives access to the TANDEM DOUBLE GARAGE. There is an external tap, an external light, and gated access to the rear garden.

Tandem Double Garage

With an up and over door, power and lighting connected, eaves storage, storage shelving, and a pedestrian door.

Solar Panels

We understand that the solar panels installed at the property are fully owned by the current vendor.

Council Tax Band

Council Tax Band D. Gedling Borough Council.

Amount Payable 2023/2024 £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.

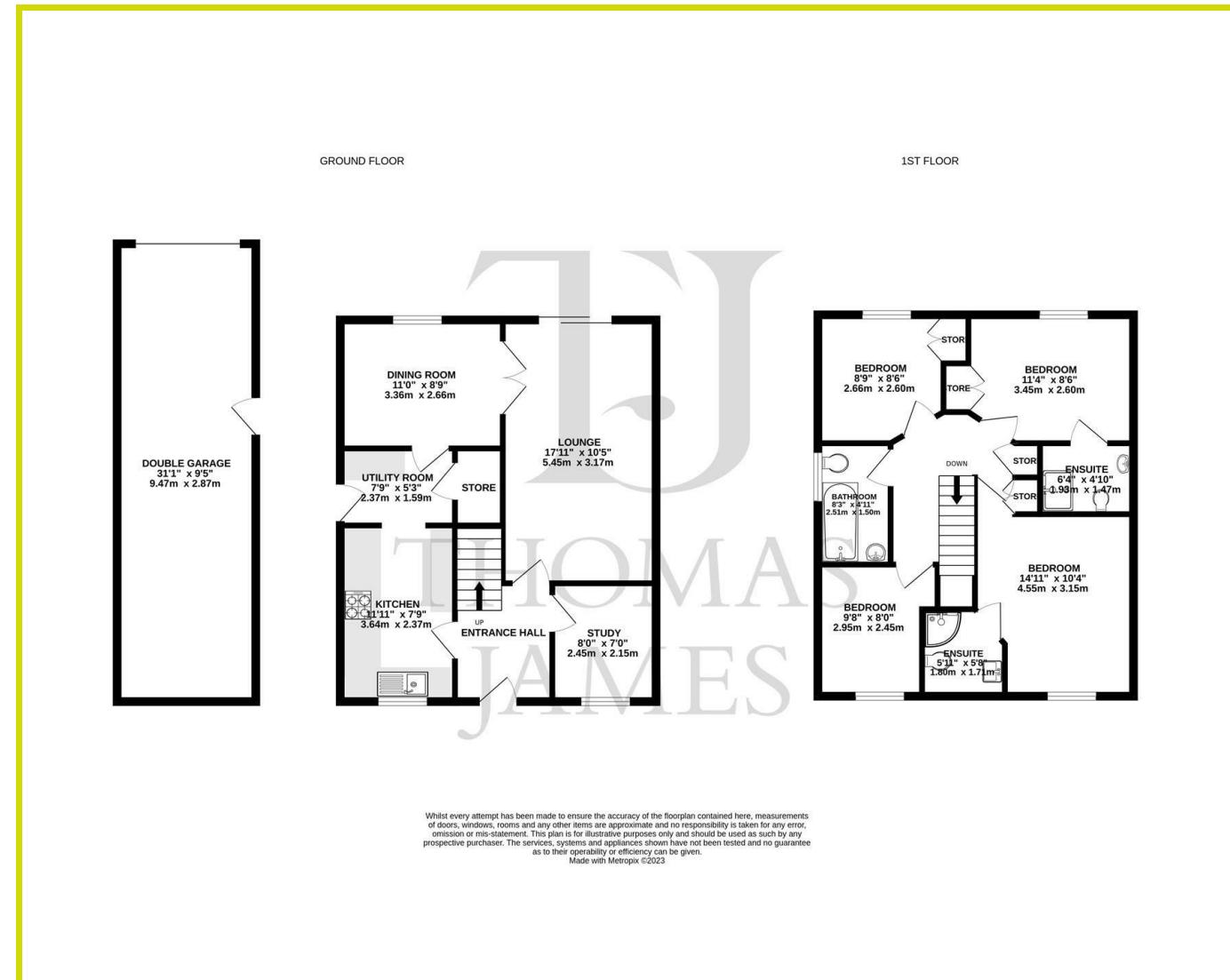
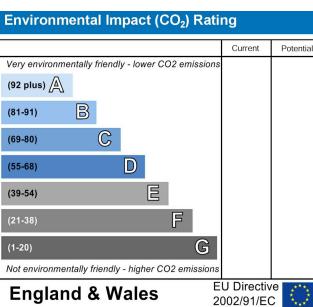
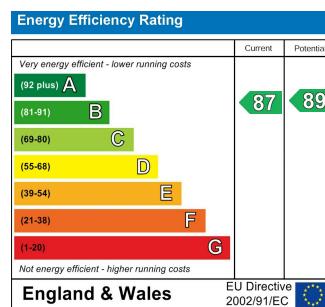


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