

HoldenCopley

PREPARE TO BE MOVED

Georges Lane, Calverton, Nottinghamshire NG14 6JS

Offers Over £600,000

Georges Lane, Calverton, Nottinghamshire NG14 6JS

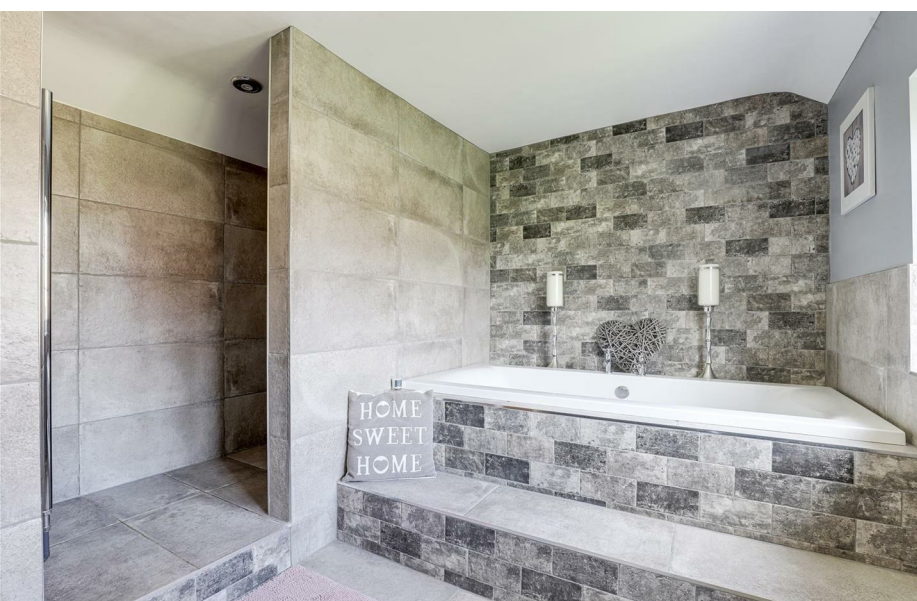


EXUDING CHARM & CHARACTER...

This substantial detached house, set on a generous plot, is a beautifully presented home that exudes both charm and character. A harmonious blend of old-world allure and modern comfort, this historic residence offers an idyllic retreat for those looking to settle in seamlessly. The property is rich in features, showcasing exposed ceiling beams, stunning fireplaces with exposed brick surrounds, flagstone flooring, and UPVC double-glazed windows, all thoughtfully maintained and tastefully decorated throughout. With spacious accommodation both inside and out, it is perfectly suited for a growing family. Nestled in a tranquil rural setting, the home provides easy access to commuting links, local amenities, and schools in Calverton, while being surrounded by the scenic countryside. The ground floor welcomes you with an inviting entrance hall, leading to four versatile reception rooms, a W/C, and a contemporary fitted kitchen complete with a breakfast bar island and integrated appliances. The first floor offers four generously-sized double bedrooms, two of which share a joint dressing room, a W/C, and a luxurious four-piece family bathroom featuring a sunken bath and a walk-in shower enclosure. Outside, a gated driveway leads to a detached garage, offering ample off-road parking, while the surrounding lawned gardens, adorned with mature trees, plants, and shrubs, enhance the property's picturesque appeal.

MUST BE VIEWED





- Period Detached House
- Four Double Bedrooms & Dressing Room
- Four Reception Rooms
- Contemporary Fitted Breakfast Kitchen
- Ground Floor W/C
- Four-Piece Bathroom Suite With Underfloor Heating & Separate W/C
- New & Original Features Throughout
- Fantastic-Sized Gardens
- Driveway With Detached Garage
- Rural Location





GROUND FLOOR

Entrance Hall

The entrance hall features flagstone flooring, a radiator, a wood-framed window into the living room, and a composite door providing access to the accommodation.

Living Room

15'4" into bay x 15'1" max (4.68m into bay x 4.62m max)

The living room has two UPVC double-glazed windows and a wood-framed sash bay window, a recessed chimney breast alcove with exposed brick, a wooden beam and a tiled hearth, a TV point, a radiator, and a school radiator.

Office

15'1" x 7'11" (4.60m x 2.42m)

The office has dual-aspect UPVC double-glazed windows, carpeted flooring, and a radiator.

Dining Room

15'1" into bay x 11'9" max (4.62m into bay x 3.59m max)

The dining room has a wood-framed sash bay window, carpeted flooring, a radiator, an exposed beam on the ceiling, and an inglenook with exposed brick walls and a beam.

Hall

The hall has a UPVC double-glazed window, an open wooden staircase, exposed beams on the ceiling, and flagstone flooring.

W/C

This space has a low level dual flush W/C, a vanity unit wash basin with fitted storage underneath, a wall-mounted mirror, tiled flooring, partially tiled walls, a chrome heated towel rail, exposed beams on the ceiling, and a UPVC double-glazed obscure window.

Snug

14'5" x 13'9" (4.41m x 4.20m)

The snug has UPVC double-glazed windows, flagstone flooring, a recessed chimney breast alcove with a log-burning stove, an exposed brick surround, a wooden beam and a tiled hearth, an exposed beam, a radiator, and open access into the kitchen.

Kitchen

13'1" x 9'7" (3.99m x 2.94m)

The kitchen has a range of shaker-style base and wall units with wooden worktops, a central breakfast bar island, a Belfast style sink with a swan neck mixer tap, an integrated dishwasher, an integrated wine cooler, an integrated washing machine, space for a range cooker with an extractor fan, space for an American-style fridge freezer, tiled splashback, flagstone flooring, exposed beams on the ceiling, UPVC double-glazed windows, and a single UPVC door providing to the garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, an exposed beam on the ceiling, a radiator, and provides access to the first floor accommodation.

Bedroom One

15'2" x 14'2" (4.64m x 4.34m)

The first bedroom has dual-aspect UPVC double-glazed windows, carpeted flooring, and two school radiators.

Bedroom Two

15'7" x 8'0" (4.75m x 2.45m)

The second bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, a wash basin with fitted storage underneath, and tiled splashback.

Bedroom Three

15'2" x 10'5" (4.64m x 3.20m)

The third bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, access to the loft, and access into the dressing room.

Dressing Room

10'6" x 5'11" (3.21m x 1.81m)

The dressing room has a UPVC double-glazed window, carpeted flooring, and a radiator.

Bedroom Four

10'7" x 10'5" (3.24m x 3.20m)

The fourth bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, and two in-built cupboards.

Bathroom

14'6" x 9'6" (4.42m x 2.91m)

The bathroom has a high-level flush W/C, a vanity unit wash basin with fitted storage underneath, a sunken wash basin with a tiled surround and a step, a walk-in shower

enclosure with an overhead rainfall shower, wall-mounted chrome fixtures, recessed display alcoves, complimentary tiled walls, tiled flooring with underfloor heating, a school radiator, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window.

W/C

This space has a low level flush W/C, a UPVC double-glazed obscure window, and carpeted flooring.

OUTSIDE

Outside the property, a gated driveway leads to a detached garage. Both the front and rear are highlighted by lawned gardens filled with mature trees, plants, and shrubs. Additional features include a patio area, three ponds connected by a stream, a designated area for a jacuzzi, a greenhouse, and privacy-enhancing fence panelling.

ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Superfast available - 80 Mbps (download) 20 Mbps (upload)

Phone Signal – Mostly 4G Network

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – TBC

Sewage – Mains Supply

Flood Risk – TBC

Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – TBC

Other Material Issues – TBC

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band F

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

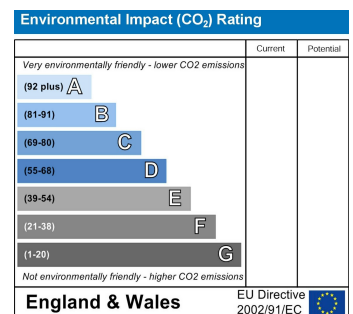
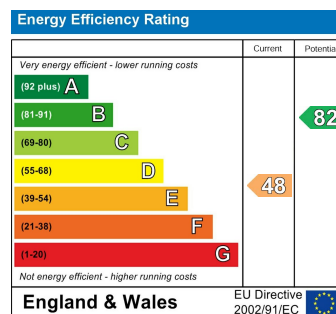
Property Tenure is Freehold

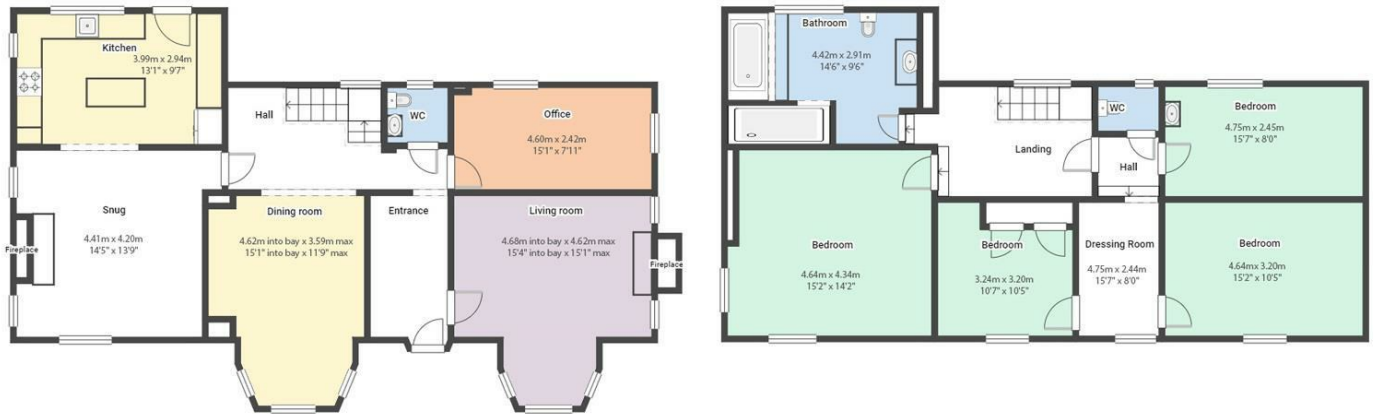
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

0115 8969 800

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

info@holdencopley.co.uk

www.holdencopley.co.uk