

HoldenCopley

PREPARE TO BE MOVED

Mansfield Lane, Calverton, Nottinghamshire NG14 6HL

£410,000

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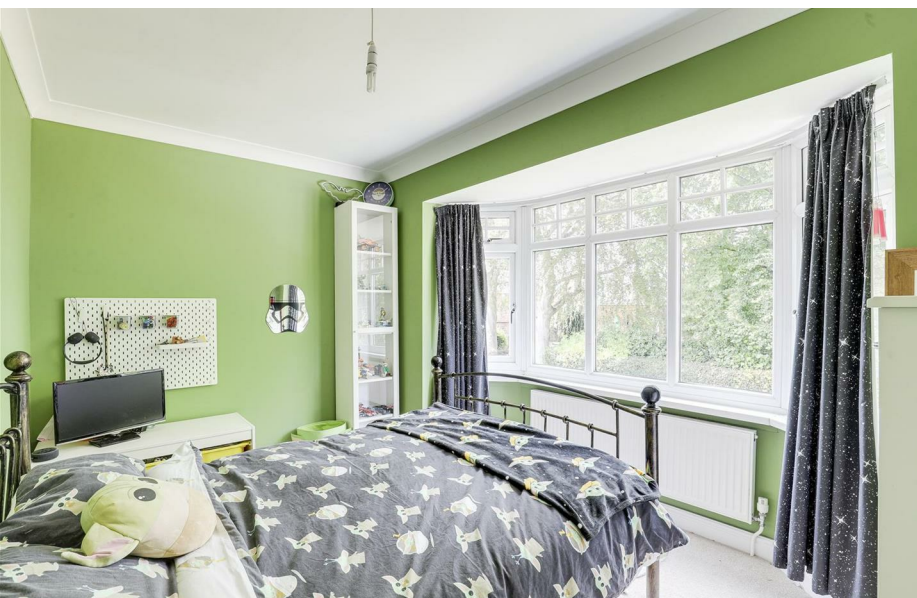


STUNNING FAMILY HOME...

This beautifully extended four-bedroom detached home in the popular location of Calverton offers an ideal family living space, combining modern comforts with ample room for entertaining. Situated close to a variety of local amenities, including shops, eateries, pubs, schools, and excellent commuting links. Upon entering, the welcoming entrance hall leads you to a spacious reception room featuring a log burner, this bright and airy space is enhanced by a large bay window at the front and double French doors at the rear. The heart of the home is undoubtedly the stunning open-plan kitchen diner, designed with modern living in mind. This space is perfect for hosting and family gatherings, featuring a stylish breakfast bar island and all the contemporary fixtures and fittings. Completing the ground floor is a convenient utility room and a W/C, adding practicality to the home's design. On the upper level, you'll find three generously sized double bedrooms and a comfortable single bedroom. The main bedroom is a true retreat, boasting fitted wardrobes and an en-suite for added privacy. The remaining bedrooms are served by a well-appointed family bathroom. Outside, the property offers ample parking with two driveways at the front. The front garden is well-maintained with a lawn, a variety of plants, and shrubs. The rear garden is a generous-sized haven, featuring a patio seating area for outdoor dining, an extensive lawn and a variety of plants and shrubs, a great space to enjoy the outdoors.

MUST BE VIEWED!





- Extended Detached House
- Four Bedrooms
- Spacious Reception Room
- Open-Plan Modern Kitchen
Diner
- Utility Room & Ground Floor
W/C
- Stylish En-Suite & Family
Bathroom
- Two Driveways
- Generous Sized Rear Garden
- Popular Village Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

The entrance hall has tiled flooring, carpeted stairs, a radiator, recessed spotlights, partially panelled walls and a single composite door providing access into the accommodation.

Living Room

16'9" x 11'9" (5.12m x 3.59m)

The living room has carpeted flooring, a radiator, ceiling coving, a recessed chimney breast alcove with a feature log burner, a UPVC double-glazed bay window to the front elevation and double French doors opening out to the rear garden.

Kitchen Diner

21'0" x 20'8" (6.42m x 6.31m)

The kitchen diner has a range of fitted shaker style base and wall units with a breakfast bar island, marble worktops, an undermount Belfast sink with draining grooves and a swan neck mixer tap, an integrated dishwasher, fridge & freezer, space for a range cooker, an in-built storage cupboard, three radiators, recessed spotlights, partially panelled walls, tiled flooring, two Velux windows, a UPVC double-glazed window to the rear elevation and bifold doors opening out to the rear garden.

Utility Room

6'11" x 5'2" (2.13m x 1.58m)

The utility room has range of fitted shaker style base and wall units with wooden worktops, an undermount Belfast sink with draining grooves and a mixer tap, space and plumbing for a washing machine, an extractor fan, tiled flooring and a UPVC double-glazed window to the front elevation.

W/C

This space has a concealed low level dual flush W/C, a pedestal wash basin, a radiator, tiled flooring and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, partially panelled walls, access to the first floor accommodation and access to the loft with courtesy lighting via a dropdown ladder.

Master Bedroom

12'4" x 8'5" (3.76m x 2.59m)

The main bedroom has carpeted flooring, a radiator, ceiling coving, fitted wardrobes, access to the en-suite and a UPVC double-glazed window to the rear elevation.

En-Suite

8'6" x 3'11" (2.61m x 1.20m)

The en-suite has a concealed low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with a shower fixture, partially tiled walls, a heated towel rail, an extractor fan, carpeted flooring and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

11'10" x 9'0" (3.62m x 2.75m)

The second bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed bay window to the front elevation.

Bedroom Three

10'0" x 9'6" (3.05m x 2.90m)

The third bedroom has carpeted flooring, a radiator, ceiling coving, fitted sliding door wardrobes and a UPVC double-glazed window to the rear elevation.

Bedroom Four

7'4" x 6'9" (2.26m x 2.06m)

The fourth bedroom has carpeted flooring, a radiator, an in-built storage cupboard and a UPVC double-glazed window to the front elevation.

Bathroom

9'10" x 5'10" (3.01m x 1.79m)

The bathroom has a low level flush W/C, a pedestal wash basin, a double ended bath with central taps, an overhead rainfall shower with a handheld shower head, a heated towel rail, partially tiled walls, tiled flooring, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is two driveways providing off-road parking for multiple cars, gated access to the rear garden, courtesy lighting, a lawn, a range of plants and shrubs and fence panelling boundaries,

Rear

To the rear of the property is an enclosed generous sized garden with a paved patio area, a lawn, a range of plants and shrubs, a shed and fence panelling boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

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.

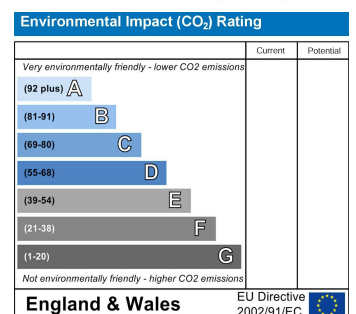
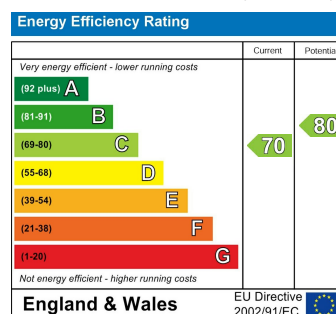
The vendor has advised the following:

Property Tenure is Freehold

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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.

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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.
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