

HoldenCopley

PREPARE TO BE MOVED

Mansfield Lane, Calverton, Nottinghamshire NG14 6HL

£325,000

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BEAUTIFUL FAMILY HOME...

This beautifully presented four-bedroom detached home enjoys a fantastic position directly opposite open fields, offering lovely views and a real sense of space. Perfectly suited for family living, it's set in a sought-after location with Oxton Woods just a five-minute stroll away — ideal for peaceful walks, bird watching or simply enjoying nature on your doorstep. Inside, the property is well decorated throughout and offers a practical layout. The ground floor features an inviting entrance hall, a modern fitted kitchen with integrated appliances, a utility room, WC, separate dining room, generous living room and a study for those who work from home. Upstairs, there are four well-proportioned bedrooms, two of which have en-suites, along with a family bathroom and plenty of storage. Outside, you'll find a hedged garden to the front with gated access to a quiet footpath, while the rear south-facing garden is private and enclosed with a lawn, mature trees and planting, a lockable shed and lean-to, plus direct access to off-road parking and a double garage. Additional benefits include a security alarm system with motion sensors, owned solar panels that generate an annual income, smart gas and electric meters and a water tank with an electric immersion heater to complement the boiler — all adding up to an efficient and secure home in a truly delightful setting.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Three Reception Rooms
- Fitted Kitchen With Integrated Appliances
- Separate Utility Room & WC
- Three Bathroom Suites
- Owned Solar Panels & Smart Gas / Electric Meters
- Off-Road Parking & Double Garage
- Private & Secure South-Facing Garden
- Fantastic Open Field Views





GROUND FLOOR

Entrance Hall

7'11" x 6'7" (2.43m x 2.01m)

The entrance hall has laminate flooring, carpeted stairs, a radiator, and a single composite door providing access into the accommodation.

Kitchen

12'1" x 7'7" (3.69m x 2.33m)

The kitchen has a range of fitted base and wall units with laminate worktops, a stainless steel sink and a half with a mixer tap and drainer, an integrated dishwasher, an induction hob with an extractor hood, an integrated double oven, an integrated fridge freezer, a radiator, tiled flooring, tiled splashback, recessed spotlights, and a UPVC double-glazed window to the front elevation.

Utility Room

7'8" x 5'2" (2.34m x 1.58m)

The utility room has a fitted worktop, space and plumbing for a washing machine, a stainless steel sink with a mixer tap and drainer, tiled flooring, a radiator, and a single composite door providing side access.

WC

5'6" x 3'0" (1.70m x 0.93m)

This space has a low level dual flush WC, a pedestal wash basin, tiled splashback, tiled flooring, a radiator, and an extractor fan.

Dining Room

11'2" x 8'10" (3.42m x 2.71m)

The dining room has a UPVC double-glazed window to the rear elevation, a radiator, laminate flooring, and double doors into the living room.

Living Room

10'4" x 18'5" (3.16m x 5.62m)

The living room has carpeted flooring, coving to the ceiling, two radiators, a TV point, and a sliding patio door opening out to the rear garden.

Office

8'1" x 7'4" (2.47m x 2.25m)

The office has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

FIRST FLOOR

Landing

9'8" x 9'1" (max) (2.96m x 2.77m (max))

The landing has carpeted flooring, an in-built airing cupboard housing the water tank, access to the partially boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Master Bedroom

11'1" x 10'4" (3.39m x 3.16m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, an in-built wardrobe, and access into the en-suite.

En-Suite

6'4" x 5'8" (1.95m x 1.74m)

The en-suite has a low level dual flush WC, a wash basin with fitted storage underneath, an electrical shaving point, a corner fitted shower enclosure with a mains-fed shower, a chrome heated towel rail, vinyl flooring, partially tiled walls, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

8'6" x 11'3" (2.60m x 3.43m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, an in-built wardrobe, and access into the second en-suite.

En-Suite Two

6'6" x 4'9" (1.99m x 1.46m)

The second en-suite has a low level dual flush WC, a wash basin, a shower enclosure with a mains-fed shower and a bi-folding screen, a heated towel rail, tiled flooring, partially tiled walls, and an extractor fan.

Bedroom Three

8'3" x 8'2" (2.54m x 2.49m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and an in-built wardrobe.

Bedroom Four

6'11" x 9'8" (2.11m x 2.96m)

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

Bathroom

8'4" x 4'10" (2.56m x 1.49m)

The bathroom has a low level dual flush WC, a pedestal wash basin, a panelled bath with an overhead shower fixture, partially tiled walls, tiled flooring, a heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property, there's an enclosed garden with a hedged boundary, security lighting, external power sockets to the front and side, and gated access leading onto a quiet footpath.

Rear

To the rear of the property, you'll find a private enclosed south-facing garden featuring a patio area, lawn, a variety of plants and shrubs, mature trees, external power sockets, security lighting, a lockable shed with power points and lighting, a secure lean-to and fenced boundaries.

Double Garage

31'0" x 9'4" (9.47m x 2.87m)

The double garage has power points, and additional access from the garden via a side door.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal - Good 4G coverage

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to Mains Supply

Septic Tank - No

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction - No

Any Legal Restrictions - No

Other Material Issues - there is still an active mining lease attached to the land until the end of 2037.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

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.

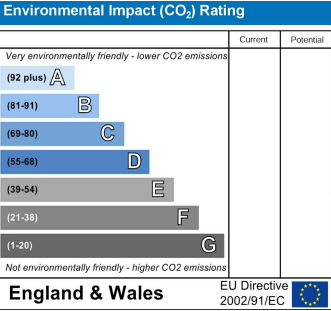
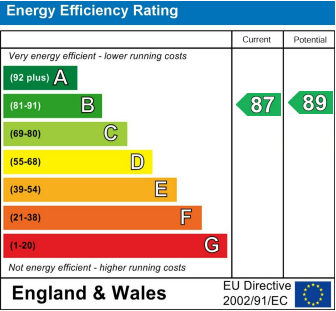
The vendor has advised the following:

Property Tenure is Freehold

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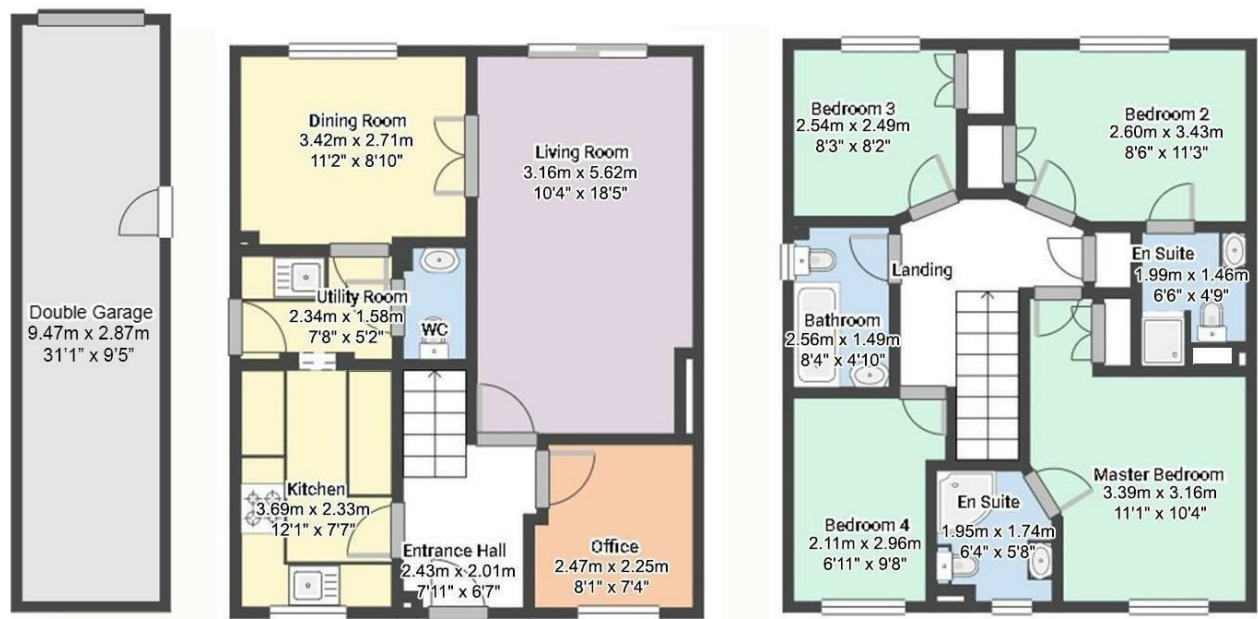
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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