



**104 Mansfield Lane, Calverton – NG14 6HL**

Guide Price **£175,000**

**DavidJames**  
the estate agent





## 104 Mansfield Lane

Calverton, Nottingham

Charming 2 double bed period terraced house in Calverton! Boasting a lounge, dining room with log burner, fitted kitchen, versatile office and superb shower room plus a long established rear garden!

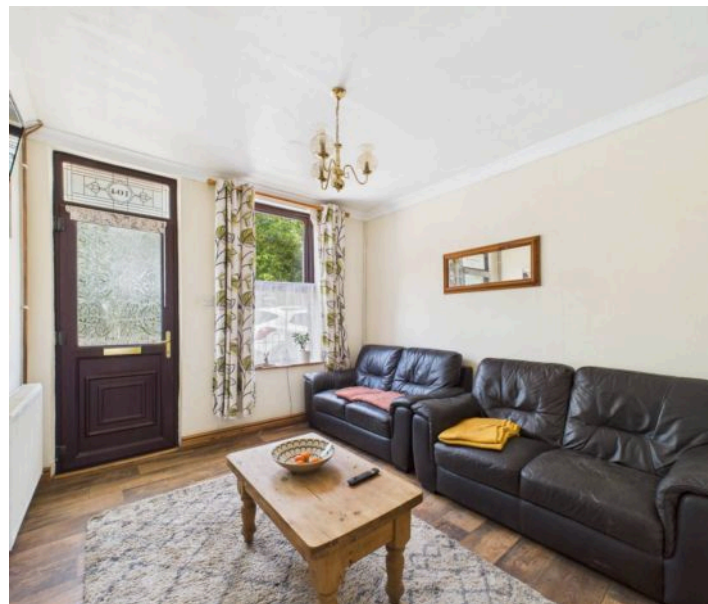
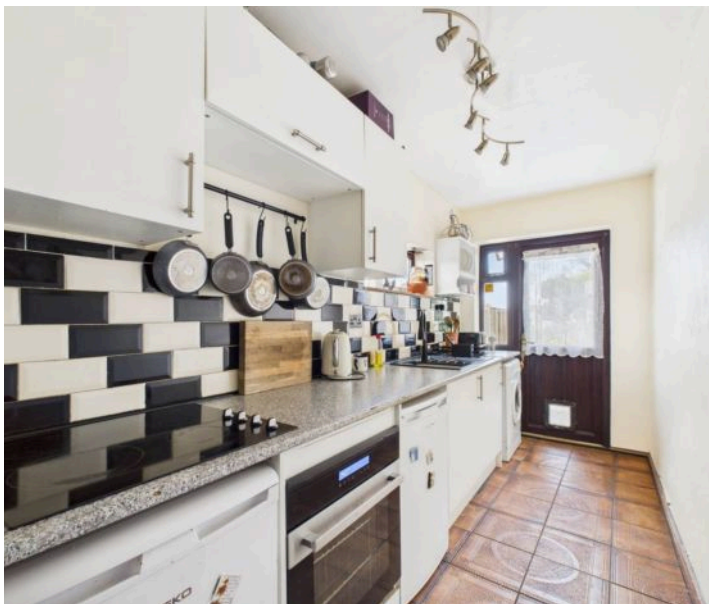
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Period mid-terrace house
- Sought-after village location just a short walk from open countryside
- Within easy reach of Calverton's nearby local amenities and frequent bus service
- Good-sized lounge
- Dining room with a feature log burner
- Fitted kitchen with integrated cooking appliances
- Two double bedrooms
- Versatile home office/nursery with staircase to top floor
- First floor shower room with a three-piece suite including a large shower cubicle
- Superb south-easterly facing lawned garden with a useful summerhouse and initial patio seating area

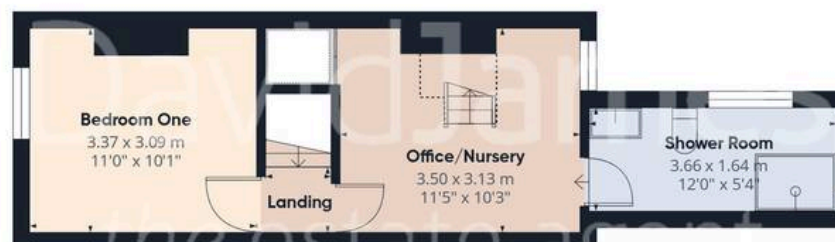








Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

70.7 m<sup>2</sup>

761 ft<sup>2</sup>

Reduced headroom

6.3 m<sup>2</sup>

68 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## David James Estate Agents

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