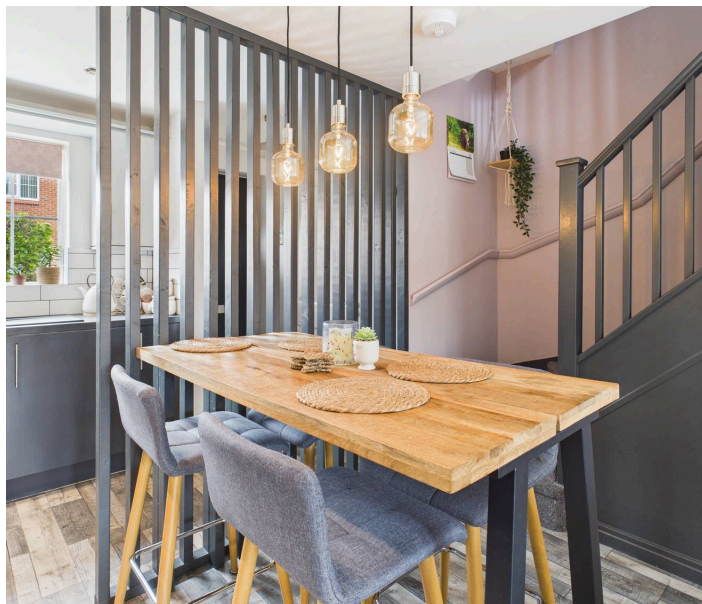
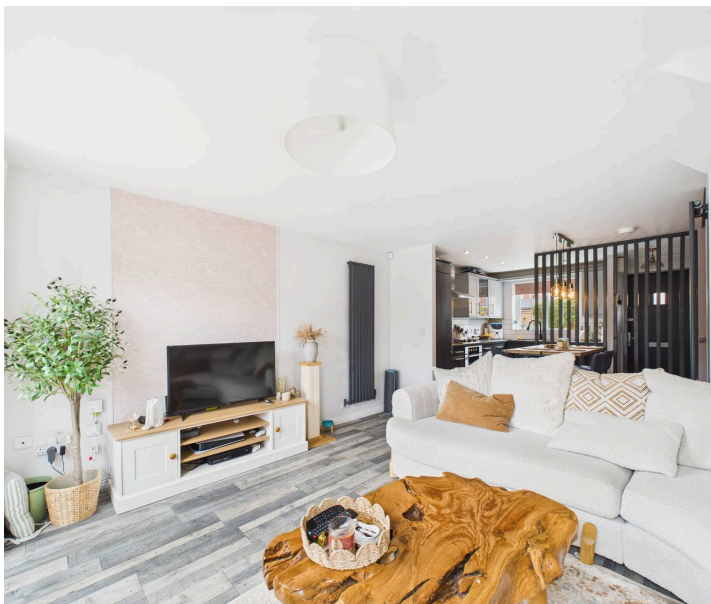




150 Flatts Lane, Calverton, Nottingham – NG14 6PA

Guide Price £280,000

DavidJames
the estate agent



150 Flatts Lane

Calverton, Nottingham

Beautifully presented three bed semi-detached home in the popular village of Calverton. Three-storey accommodation with open-plan living area, family bathroom, en-suite, enclosed rear garden & garage.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Beautifully presented three-storey semi-detached house
- Located in the popular village of Calverton with great amenities, schools and bus links
- Stunning open-plan living area and separate WC
- Stylish modern dining/kitchen with a range of integrated appliances
- Bright and spacious lounge area with feature French doors overlooking the rear garden
- Three beautifully presented double bedrooms (two bedrooms with fitted wardrobes)
- Main bedroom suite incorporating double bedroom, en-suite and separate walk-in wardrobe (on the second floor)
- Modern white family bathroom suite with mains shower over the bath and decorative tile-effect flooring
- South-easterly facing rear garden with lawn and paved patio area for entertaining or relaxing
- Shared driveway with garage to the rear with a designated parking space providing off street parking





Downstairs WC

1.59 x 0.90 m
5'2" x 2'11"

**Open-Plan Living Area**

7.26 x 4.10 m
23'9" x 13'5"

Floor 0 Building 1

Bathroom

2.18 x 1.88 m
7'1" x 6'1"

**Landing**

3.68 x 0.89 m
12'0" x 2'10"

Bedroom Two

3.56 x 2.12 m
11'8" x 6'11"

Bedroom Three

2.78 x 2.11 m
9'1" x 6'11"

Floor 1 Building 1

Bedroom One

2.86 x 3.05 m
9'4" x 10'0"

Walk-In Wardrobe

1.37 x 1.91 m
4'5" x 6'3"

En-Suite Shower Room

1.35 x 2.08 m
4'5" x 6'9"



Floor 2 Building 1

Garage

2.76 x 5.57 m
9'0" x 18'3"



Floor 0 Building 2

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the estate agent

Approximate total area⁽¹⁾

73.5 m²
792 ft²

Reduced headroom

1.1 m²
12 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.