



150 Flatts Lane, Calverton, Nottingham – NG14 6PA

Guide Price £270,000

DavidJames  
the estate agent





## 150 Flatts Lane

Calverton, Nottingham

GUIDE PRICE £270,000 - £280,000 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.

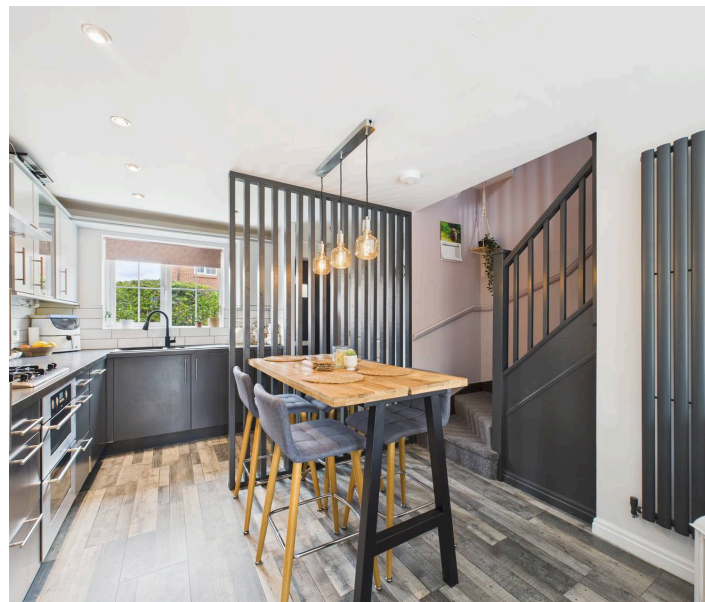
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

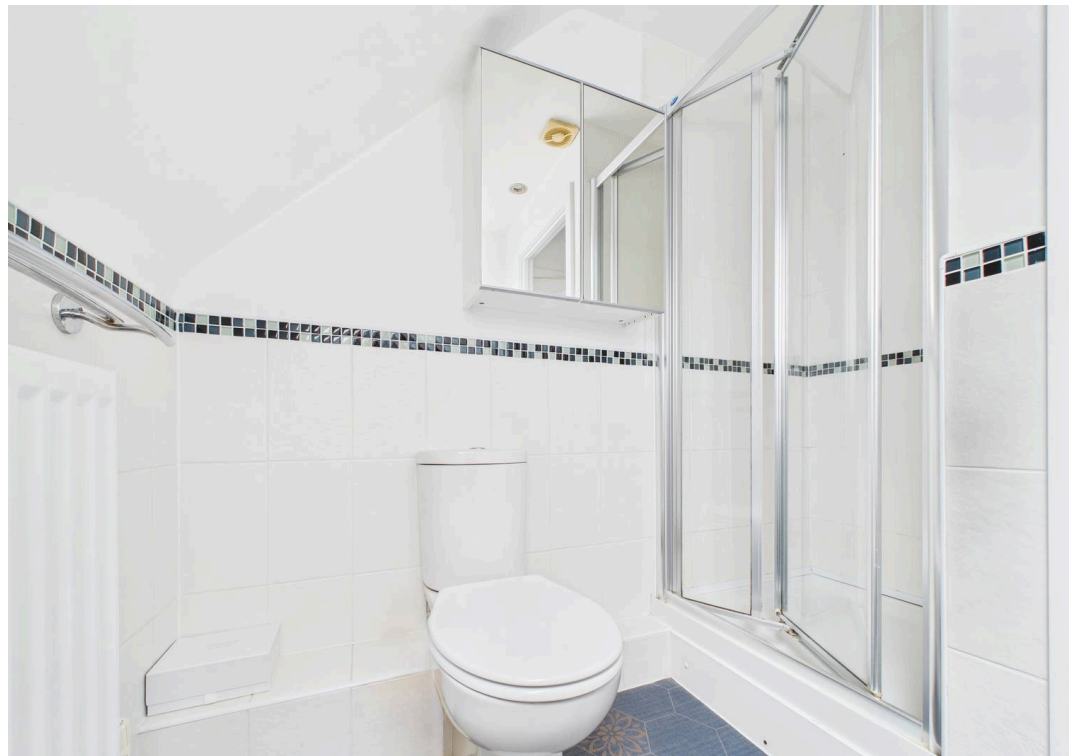
- Beautifully presented three-storey semi-detached house
- Three beautifully presented bedrooms (bedroom two and three with fitted wardrobes)
- Stunning open-plan living area and separate cloakroom with WC
- Stylish modern dining/kitchen with integrated cooking appliances, dishwasher and washer/dryer
- Bright and spacious lounge area with feature French doors overlooking the rear garden
- Main bedroom suite incorporating double bedroom, en-suite shower room 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 access to the garage to













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

73.5 m<sup>2</sup>  
792 ft<sup>2</sup>

**Reduced headroom**

1.1 m<sup>2</sup>  
12 ft<sup>2</sup>

(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





## David James Estate Agents

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