

# JOHNSONS & PARTNERS

Estate and Letting Agency



## THE OLD LIDO MOOR LANE, CALVERTON

NOTTINGHAM, NG14 6FZ

£1,650,000



# THE OLD LIDO MOOR LANE

CALVERTON, NOTTINGHAM, NG14 6FZ

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\*\* Visual marketing to follow shortly \*\*

This is a rare opportunity to purchase a substantial, detached residence with two further detached buildings which are on the same deed, these are a two and three bedroom bungalows. One of these is fully completed and fitted out, whilst the three bedroom is plastered but not fitted out. Prospective purchasers would need to conduct their own enquiries as to if the properties could be placed on separate deeds to suit their own requirements. It may be that you are looking for a family group, or potential holiday lets, there are a range of options to explore. There is also space within the development for a 'potential' further dwelling, but this would need planning permission, which has not been applied for.

The property itself is a spacious detached home with lovely gardens and open views to the rear. Access to the grounds is via an electrically operated gate. The site is also walled with the detailing carried through into the construction of the properties themselves. The site is level and both the gated entrance and walled perimeter, offers a good degree of privacy.

Further details and viewing arrangements can be discussed by calling the office

Main Residence

Reception Hallway  
32' in length (9.75m in length)

Cloakroom  
6'3 x 5'9 (1.91m x 1.75m)

Utility Room  
10'3 x 5'2 (3.12m x 1.57m)

Lounge  
22'11 x 13'4 maximum (6.99m x 4.06m maximum)

Dining Kitchen  
19'10 x 12'7 (6.05m x 3.84m)

Bedroom  
11'9 x 9'9 (3.58m x 2.97m)

Bedroom  
12'7 x 11'8 (3.84m x 3.56m)

Bathroom  
10'3 x 8' (3.12m x 2.44m)

First Floor Landing  
16' x 6'2 (4.88m x 1.88m)

Bedroom  
20' x 17'4 maximum (6.10m x 5.28m maximum)

En suite  
8'7 x 6'5 (2.62m x 1.96m)

Bedroom  
18'7 x 16'3 maximum (5.66m x 4.95m maximum)

En Suite  
8'8 x 6'6 (2.64m x 1.98m)

Gardens

Property Two (centre Property)

Reception Hallway

Lounge/Dining/Kitchen  
19'4 x 17'4 (5.89m x 5.28m)

Bedroom  
11' x 9'6 (3.35m x 2.90m)

Bedroom  
9'6 x 7'10 (2.90m x 2.39m)

Bathroom  
9'6 x 7'7 (2.90m x 2.31m)

Gardens

Property Three (left hand property)

Reception Hallway

Reception  
30'8 x 23' (9.35m x 7.01m)

Bedroom  
14'8 x 10'1 (4.47m x 3.07m)

Bedroom  
10'3 8'2 (3.12m 2.49m)

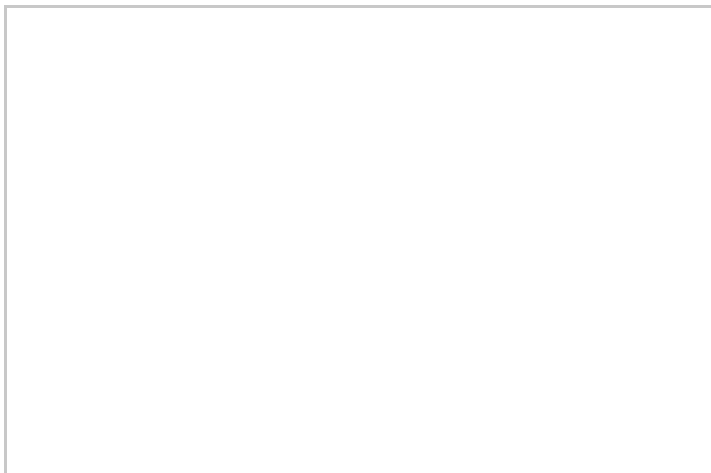
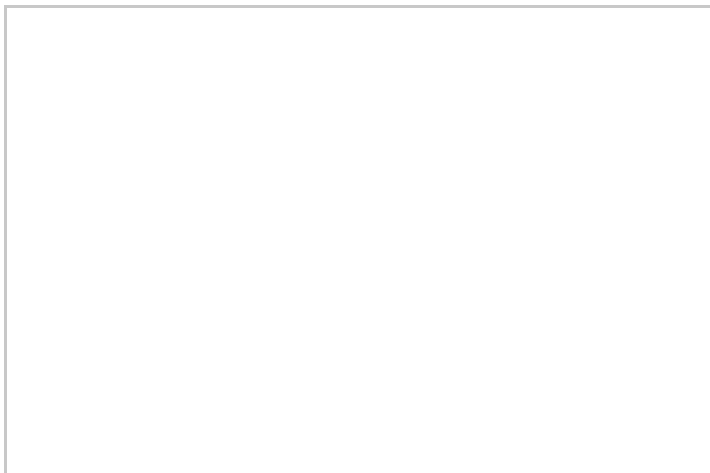
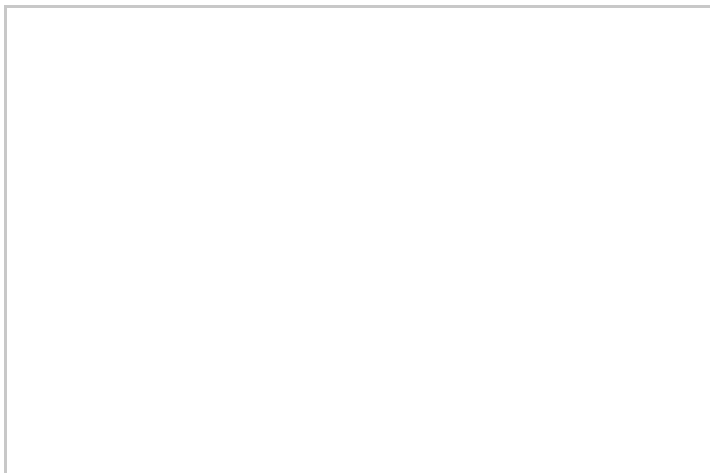
Bedroom incorporating en suite  
15'7 x 14'7 (4.75m x 4.45m)

Room/garage  
14'9 x 14'9 (4.50m x 4.50m)

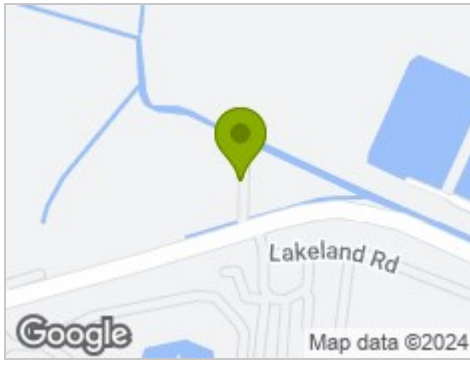
Gardens

Potential Plot

subject to planning permission (subject to planning permission)



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.