

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 52 CROOKDOLE LANE, CALVERTON

NOTTINGHAM, NG14 6GG

ASKING PRICE £270,000



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Nestled in the heart of Nottingham is a delightful detached family home that boasts a prime location, centrally located. This property features two reception rooms, kitchen, three well-proportioned bedrooms and a family bathroom, offering ample space for a growing family. This property offers a fantastic opportunity with no upward chain, allowing you to make it your own with scope to modernise to your taste.

Upon arrival, you'll be greeted by a spacious plot that provides not only a sense of privacy but also the convenience of two dedicated parking spaces, ensuring that coming home is always an easy and welcoming experience.

The residence sits in a well sought-after area, renowned for its community feel and proximity to a host of local amenities. Families will find everything they need just a stone's throw away, from supermarkets, shops and cafes.

Education is well catered for, with a selection of reputable schools nearby, making morning commutes a breeze and giving parents peace of mind that their children's academic needs are within easy reach.

Inside, the house is designed with family living in mind. The layout is perfect for both entertaining guests and enjoying quiet family time. The property exudes an inviting atmosphere that is sure to make anyone feel at home.

This property is ideal for families looking to settle down in a popular Nottingham location, this property ticks all the boxes. Don't miss the opportunity to make it your new home.

Porch  
6'7 x 5 (2.01m x 1.52m)

WC  
4'4 x 2'1 (1.32m x 0.64m)

Hallway  
17'1 x 5'11 (5.21m x 1.80m)

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

Dining Room  
9'7 x 8'4 (2.92m x 2.54m)

Living Room  
15'11 x 11'1 (4.85m x 3.38m)

First Floor Landing

Bedroom One  
11'4 x 9'8 (3.45m x 2.95m)

Bedroom Two  
14'3 x 9'8 (4.34m x 2.95m)

Bedroom Three  
10'7 x 7 (3.23m x 2.13m)

Bathroom  
5'11 x 5'11 (1.80m x 1.80m)

Driveway

Garage  
16 x 8'1 (4.88m x 2.46m)

Agents Disclaimer

Disclaimer -

Council Tax Band Rating - Gedling Council – Tax Band c

This information was obtained through the directgov website. Johnsons and

Partners 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

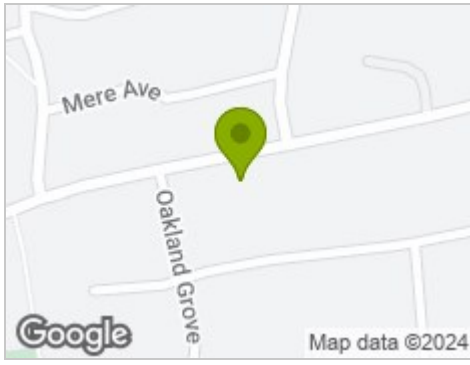
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



## Road Map



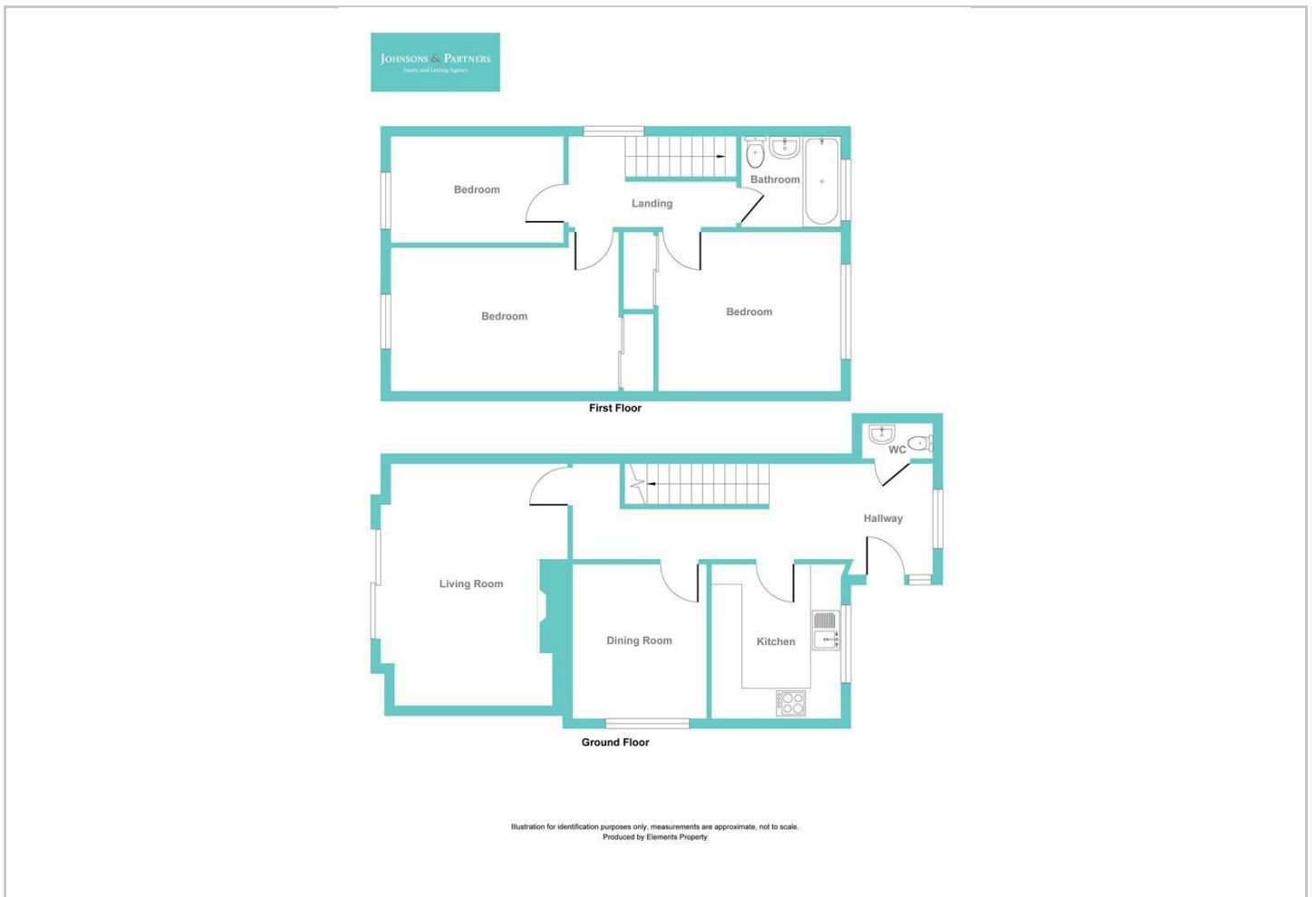
## Hybrid Map



## Terrain Map



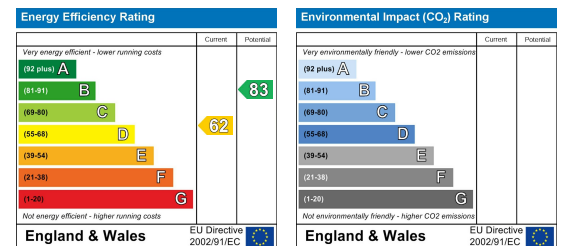
## Floor Plan



## 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.