

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 144 FLATTS LANE, CALVERTON

NOTTINGHAM, NG14 6PA

GUIDE PRICE £425,000





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Nestled in the charming village of Calverton, Nottingham, this delightful five-bedroom detached house on Flatts Lane is a true gem waiting to be discovered. Boasting generously sized accommodation spread over three floors, this property offers ample space for a growing family.

As you step inside, you are greeted by two reception rooms and a dining kitchen, perfect for entertaining guests or simply relaxing with your loved ones. The principal bedroom comes with its own en suite, providing a touch of luxury and privacy. Additionally, two more bedrooms feature en suite facilities, while a separate 'family bathroom' caters to the needs of the household.

Outside, a tandem driveway and a 31ft garage ensure that parking will never be an issue. The enclosed low maintenance rear garden offers a private outdoor space where you can unwind and enjoy the fresh air.

Conveniently located near excellent amenities, including shops, schools for children of all ages, and recreational facilities, this property is ideal for families looking for a vibrant community to call home. The village of Calverton itself is known for its popularity, making this residence a highly sought-after opportunity.

For those seeking a harmonious blend of comfort, space, and convenience, this property on Flatts Lane is a must-see. Don't miss out on the chance to make this house your home - schedule an internal viewing today and experience the magic for yourself.

Reception Hallway  
17' x 6'3 plus (5.18m x 1.91m plus)

WC  
6'9 x 3'8 (2.06m x 1.12m)

Lounge With Dual Aspect  
19'6 x 11'5 (5.94m x 3.48m)

Dining Room  
12'6 x 9'6 (3.81m x 2.90m)

Dining Kitchen  
13'5 x 12'10 (4.09m x 3.91m)

First Floor Landing

Principal Bedroom  
11'8 x 11'2 (3.56m x 3.40m)

En Suite  
6'10 x 5'8 plus door recess (2.08m x 1.73m plus door recess)

Bedroom Two  
12'10 x 10'8 plus door recess (3.91m x 3.25m plus door recess)

En Suite  
9'3 x 3'8 (2.82m x 1.12m)

Bedroom Three  
9'9 x 9'5 plus door recess (2.97m x 2.87m plus door recess)

Bathroom  
7'10 x 5'9 (2.39m x 1.75m)

Second Floor Landing

Bedroom Four  
15'10 x 10'6 maximum (4.83m x 3.20m maximum)

En Suite  
5'9 x 5'1 (1.75m x 1.55m)

Bedroom Five  
15'10 x 9'9 maximum (4.83m x 2.97m maximum)

Outside

Low Maintenance Front Garden

Tandem Driveway & Garage

Garage  
31'4 x 8'8 (9.55m x 2.64m)

Enclosed Rear Garden

Agents Disclaimer

Disclaimer -  
Council Tax Band Rating - Gedling Council – Tax Band E

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



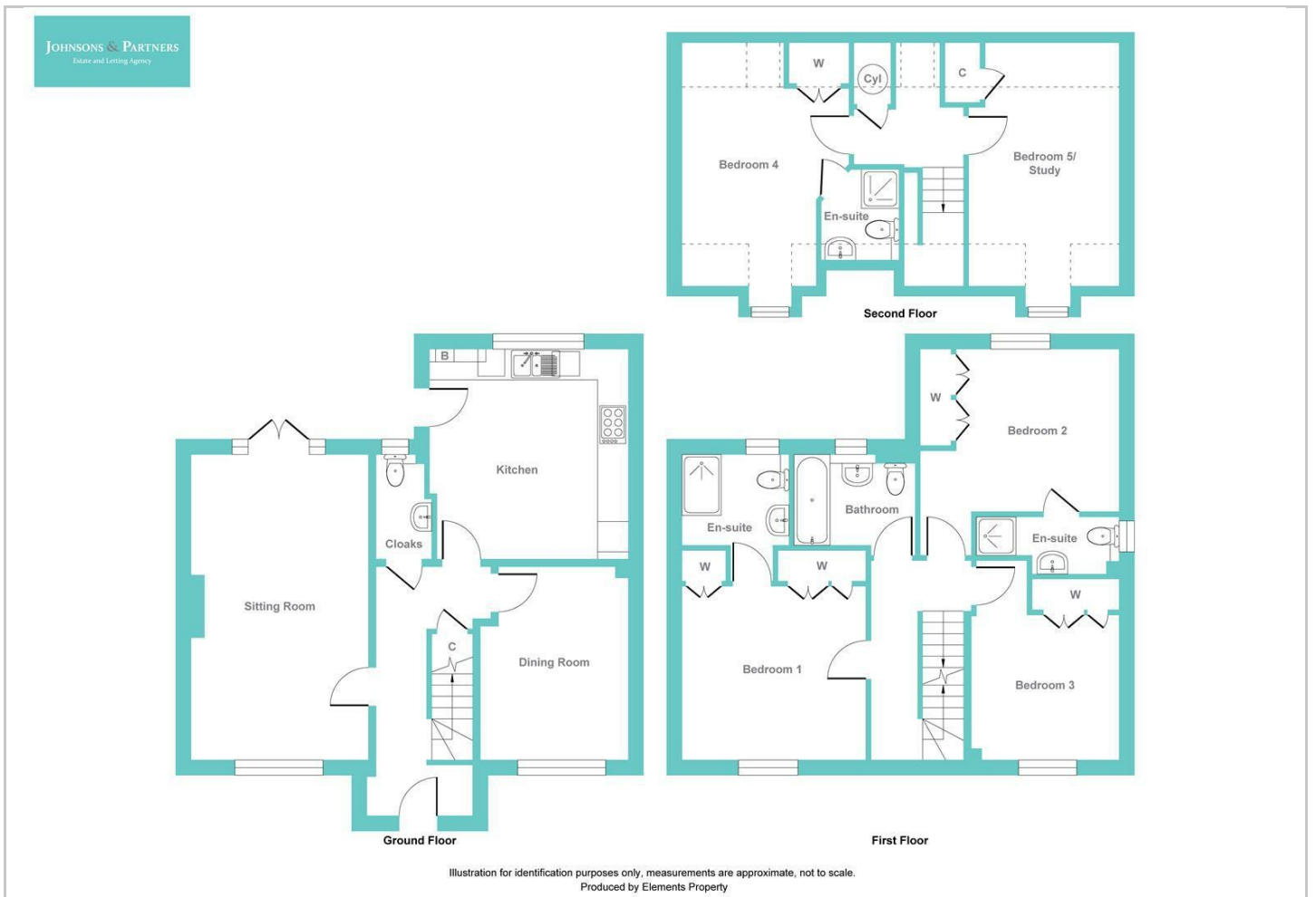
## Hybrid Map



## Terrain Map



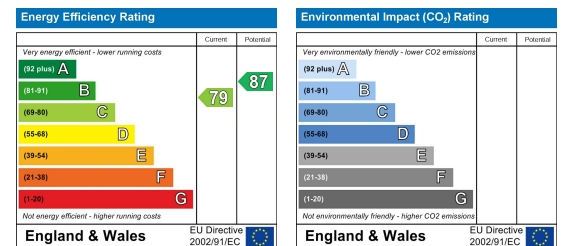
## Floor Plan



## 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.