

JOHNSONS & PARTNERS

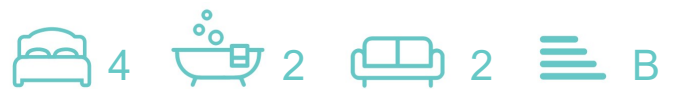
Estate and Letting Agency



10 BUTTERFLY LANE,

CALVERTON, NG14 6SL

OFFERS OVER £370,000



10 BUTTERFLY LANE

, CALVERTON, NG14 6SL

OFFERS OVER £370,000



Guide Price - £370,000 - £390,000 | Extended | Four Bedrooms | En-Suite | Garage and Driveway | Immaculately Presented | Upgraded Throughout | Popular Location | Close to Local Amenities |

Nestled in the heart of Butterfly Lane, Calverton, this stunning four-bedroom detached house is a true gem within this sought-after development. The property boasts a modern and immaculate presentation, perfect for those looking for a stylish and comfortable home.

Upon entering, you are greeted with a beautifully re-modelled kitchen dining space that is sure to be the heart of the home. The addition of a striking family room, complete with bi-fold doors leading out to the rear garden and a lantern roof window, creates a bright and airy space flooded with natural light a fantastic addition by the current owners.

One of the standout features of this property is its unique and generously sized plot. With a driveway capable of accommodating multiple vehicles and a rear garden that has been further landscaped, there is ample space for outdoor activities and entertaining.

The location of this property is second to none, with a wealth of amenities right on your doorstep. From shops to schools, public transport services to recreational facilities including a leisure centre with gym and swimming pool, golf courses, and open countryside, everything you need is within easy reach.

For those who appreciate quality living in a vibrant community, this house ticks all the boxes. An internal viewing is highly recommended to truly grasp the beauty of both the property and its prime location. Don't miss out on the opportunity to make this house your home in Calverton.

Reception Hallway

Lounge

13'2" x 10'5" (4.01m x 3.18m)

Dining/Family Room

10'8" x 9'10" (3.25m x 3.00m)

Kitchen/Dining Room

20'2" x 9'5" (6.15m x 2.87m)

Family Room

11'10" x 10'11" (3.61m x 3.33m)

Utility Room

6'1" x 5'2" (1.85m x 1.57m)

WC

5'2" x 3' (1.57m x 0.91m)

Spacious First Floor Landing

Principal Bedroom

11'5" x 10'11" (3.48m x 3.33m)

En Suite

6' x 3'7" (1.83m x 1.09m)

Bedroom Two

11'5" x 8'6" (3.48m x 2.59m)

Bedroom Three

9'10" x 8'11" (3.00m x 2.72m)

Bedroom Four

8'2" x 7'9" (2.49m x 2.36m)

Family Bathroom

8'1" x 6'4" (2.46m x 1.93m)

Outside

Double Width & Depth Driveway

Garage

17'7" x 9' (5.36m x 2.74m)

Larger Than Average Rear Garden

Agents Disclaimer

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

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.



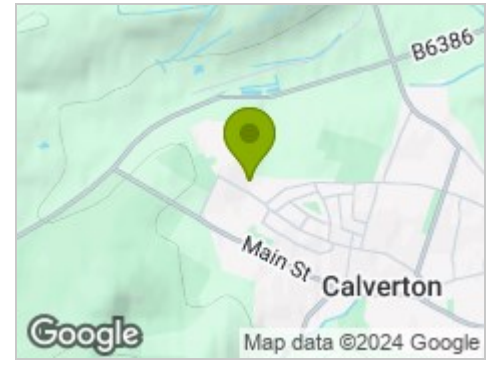
Road Map



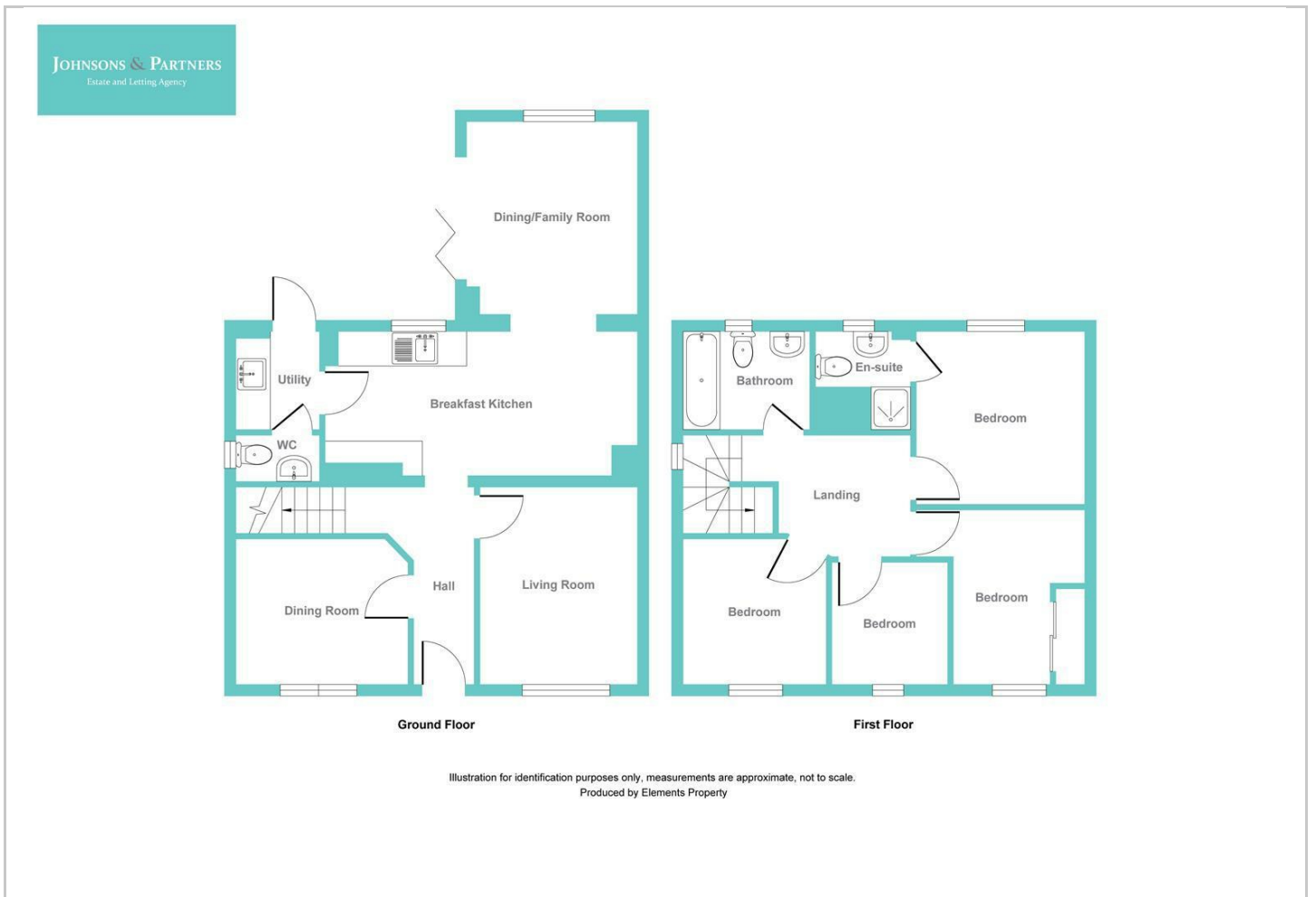
Hybrid Map



Terrain Map



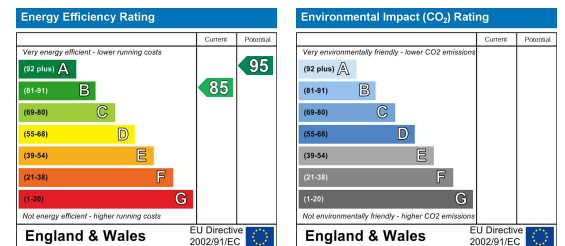
Floor Plan



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.