

# Emma Terry Homes

*moving made personal*



## 22 Spindle View

Calverton, Nottingham, NG14 6HF

Offers in excess of £275,000



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## Offers in excess of £275,000

This property boasts a spacious open plan living kitchen that everyone is looking for...perfect for modern living and entertaining guests.

Recently refurbished, this stunning home features new heating and windows, ensuring a cosy and energy-efficient environment. The built-in kitchen appliances add a touch of luxury and convenience to the space, making it a joy to cook and dine in.

The off-street parking is a practical addition, providing ease and security for your vehicles. This property is ready to move straight into, meaning you can start enjoying your new home without any delays or hassles. Plus, with no chain involved, the process of making this house your own is made even smoother.

Don't miss out on the opportunity to own this lovely detached house in a sought-after location.



Side composite entrance door leads through to:

### LIVING DINING KITCHEN

15'11" x 13'7" (4.87m x 4.15m )

Lamona 4 ring electric hob, integrated fridge and freezer, Lamona Oven and grill, Lamona built in dishwasher, Lamona built in washing machine and tumble dryer, two central heated radiators, two UPVC double glazed windows to front, gloss black extractor hood,

### LIVING ROOM

15'11" x 13'7" (4.87m x 4.15m)

Storage cupboard, wall lights, central heating radiator and double glazed french doors to rear garden.

### STAIRS AND LANDING

### BEDROOM ONE

9'6" x 13'7" (2.91m x 4.15m )

Double glazed window to the rear aspect and central heating radiator.

### BEDROOM TWO

9'6" x 12'2" (2.91m x 3.71m)

Double glazed window to the front aspect and central heating radiator.

### BEDROOM THREE

7'6" x 7'7" (2.29m x 2.33m)

Double glazed window to the front aspect and central heating radiator.

### BATHROOM

Fitted bath with shower over, low level flush W.C and vanity sink with mixer tap and storage unit under.

Tiled walls and obscure double glazed window to the rear aspect.

### OUTSIDE

The property has a drive to the front for off-street parking.

The side is gated to the rear garden which is grassed with two decking areas being fully enclosed with low timber fencing and hedges.









## Road Map



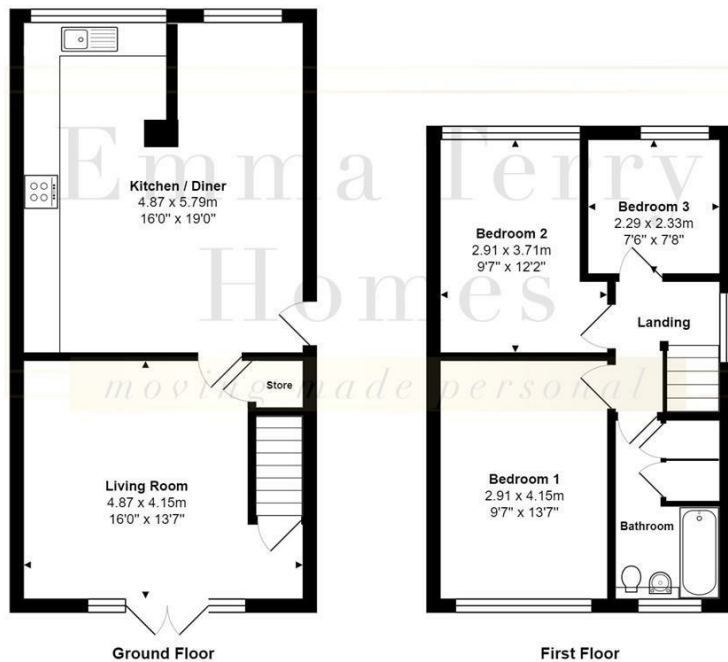
## Hybrid Map



## Terrain Map



### 22, Spindle View, Calverton, NG14 6HF

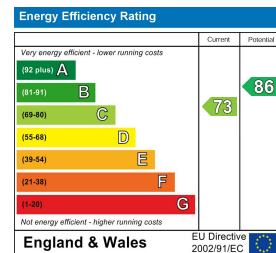


All measurements are approximate and for display purposes only

## Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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