

26 Flatts Lane, Calverton, Nottingham, NG14 6JZ

Offers In The Region Of £335,000

- Detached Family Home
- Open Plan Lounge / Diner
- Fully Fitted Kitchen
- Front Gated Access & Large Driveway
- Garage
- Four Double Bedrooms
- Conservatory
- Modern Four Piece Bathroom Suite
- Enclosed Rear Garden
- Close To Schools & Local Amenities

26 Flatts Lane, Nottingham NG14 6JZ

A beautiful four-bedroom detached house which stands on a fantastic plot and offering a private driveway with gated access and ample off street parking for multiple vehicles.

The property briefly comprises of an excellent sized lounge/diner, adjacent to the lounge/diner is a private conservatory. Fully fitted kitchen with breakfast bar. Downstairs W/C. To the first floor there are four generously sized bedrooms and a stylish four-piece bathroom suite.

Outside there is a large driveway, providing ample parking space for multiple vehicles. A garage adds to the convenience, offering secure storage and parking options. A well-maintained lawn and a decked seating area ideal for entertaining in the sunshine! To the rear there is a private enclosed garden.

Situated in a quiet residential location within reach of various local amenities, great schools, easy access into Nottingham City Centre and lovely countryside walks.

This property really must be viewed to appreciate the accommodation being offered for sale.



Council Tax Band: D



Ground Floor

Entrance Hall

UPVC double glazed entrance door and UPVC double glazed window to the front elevation. Wood effect flooring, carpeted stairs and radiator.

Lounge / Diner

UPVC double glazed window to the front elevation. Wood effect flooring, a feature fireplace with an exposed brick decorative surround, TV point, two radiators, coving to the ceiling. Double French doors providing access to the conservatory.

Conservatory

Double glazed window surround, a polycarbonate roof and double French doors providing access to the rear garden. Tiled flooring.

Kitchen

UPVC double glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

Fitted with a matching range of wall and base units with rolled edge work surfaces over, a stainless steel sink and a half with a drainer and a mixer tap, space for an oven, an extractor hood, space for a fridge freezer, space and plumbing for a dishwasher, a pantry, a radiator, tiled splashbacks, tiled flooring.

Downstairs WC

Fitted with a low level flush WC, wall mounted wash hand basin and tiled splash back. Wood effect flooring.

First Floor

Landing

Carpeted flooring built in storage cupboard and provides access to the loft and first floor accommodation

Bedroom One

UPVC double glazed window to the front elevation. Carpeted flooring, fitted shower enclosure with an electric shower fixture, radiator.

Bedroom Two

UPVC double glazed window to the front elevation. Carpeted flooring and a radiator.

Bedroom Three

UPVC double glazed window to the rear elevation. Carpeted flooring and a radiator.

Bedroom Four

UPVC double glazed window to the rear elevation. Carpeted flooring and a radiator.

Family Bathroom

UPVC double glazed obscure window to the rear elevation. Fitted with a four piece suite comprising of a dual flush W/C, a vanity-style wash basin with a fitted storage cupboard, a panelled bath with a hand-held shower fixture, a walk-in shower enclosure with a waterfall-style and hand-held shower fixture, a heated towel rail, recessed spotlights, floor to ceiling tiles.

Externally

Gardens

To the front of the property is a well-maintained lawn, a decked seating area, outdoor lighting, a range of plants and shrubs and a driveway providing ample off street parking and a garage.

To the rear of the property is a private enclosed garden with a block paved seating area, a well-maintained lawn, a range of plants and shrubs, outdoor lighting and fenced boundaries.

The garage has a roller shutter door has lighting, multiple power points.

Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Tassi Sales and Lettings require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Tassi Sales and Lettings instructing solicitors in the purchase or the sale of a property.

Disclaimer

Disclaimer Notes

Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters.

These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Tassi Sales and Lettings have taken care in obtaining internal measurements, they should only be regarded as approximate.

Referral Arrangement Note

Tassi Sales & Lettings always refer sellers (and will offer to refer buyers) to Sheltons Solicitors, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Tassi Sales & Lettings would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them



Directions

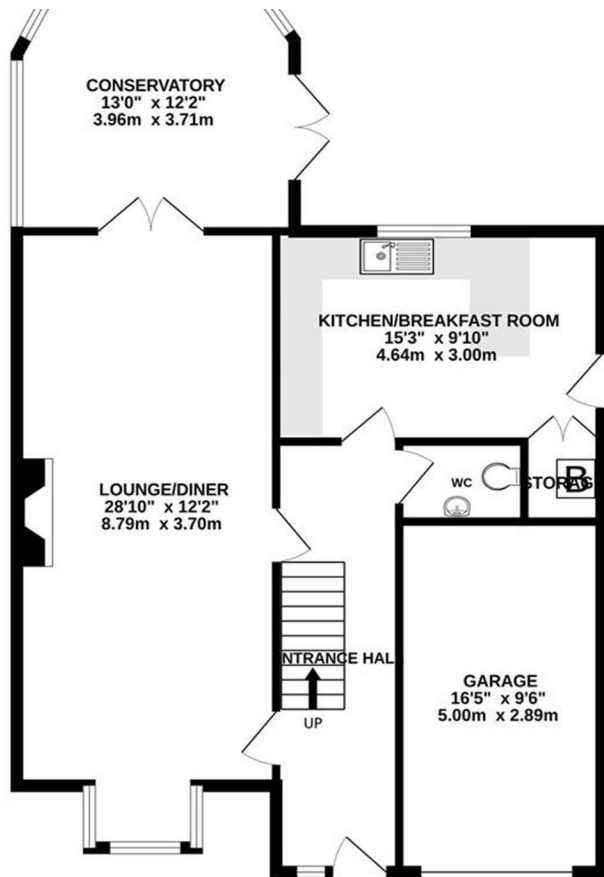
Viewings

Viewings by arrangement only. Call 01159 474330 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



1ST FLOOR

