



**St Clement Lodge, Woods Lane, Calverton,
Nottingham, NG14 6FF**

Guide Price £875,000

Situated on the Southern edge of the village within easy reach of all amenities and offering views towards the Cricket Pitch this spacious detached house and detached music/entertainment room offers substantial and flexible accommodation. The main house extends to over 5,000 sq ft over two floors, with three staircases and includes four reception rooms, two conservatory's' two kitchen/doners, two utility rooms and cloakroom, first floor, six bedrooms and five bathrooms. The music/entertainment room extends to over 2,400 sq ft and comprises main room with stage, store room, workshop and bathroom. Could be used far a variety of uses subject to planning. The plot extends to over 1/3 acre and is accessed of Woods Lane which is an unadopted road, it is totally enclosed and offers substantial parking. Lawned garden, patio area and open views to the Cricket Pitch. To there rear are two private gardens which are lawn with flower beds and borders and both have patio areas.





LOCATION

Situated on the Southern edge of the village within easy reach of all amenities and offering views towards the Cricket Pitch this spacious detached house and detached music/entertainment room offers substantial and flexible accommodation. The main house extends to over 5,000 sq ft over two floors, with three staircases and includes four reception rooms, two conservatory's two kitchen/diners, two utility rooms and cloakroom, first floor, six bedrooms and five bathrooms. The music/entertainment room extends to over 2,400 sq ft and comprises main room with stage, store room, workshop and bathroom. Could be used for a variety of uses subject to planning.

The plot extends to over 1/3 acre and is accessed off Woods Lane which is an unadopted road, it is totally enclosed and offers substantial parking. Lawned garden, patio area and open views to the Cricket Pitch. To the rear are two private gardens which are lawn with flower beds and borders and both have patio areas.

In addition a separate parcel of land is available if any additional land or garage is required, subject to planning.

We highly recommend an early viewing to appreciate the size of the accommodation on offer.



ENTRANCE HALL Hardwood door leads through to the entrance hall. Two radiators. Doors off and stairs rising to the first floor.

DRAWING ROOM 6.88m x 5.23m (22'7 x 17'2) Dual aspect room. Feature fireplace. Two radiators.

Returning to the entrance hall, door leads to Lobby;

UTILITY ROOM 1.98m x 1.73m (6'6 x 5'8) Fitted with base units, plumbing for washing machine, space for tumble dryer, stainless steel sink and drainer unit, tiled splash back.

CLOAKROOM 1.73m x 1.19m (5'8 x 3'11) Low flush wc, wash hand basin.



SITTING ROOM 5.05m x 4.98m (16'7 x 16'4) Double glazed window to the front elevation and double glazed sliding patio doors to the side. Radiator. Wall lights, door to kitchen diner.

KITCHEN DINER 8.05m x 3.73m (26'5 x 12'3) Fitted with ample wall and base units surmounted by a work surface inset with sink. Range cooker with electric oven and gas hob with extractor over. Central island unit. Space for fridge/freezer. Double glazed sliding patio doors to garden and double glazed double doors to the conservatory.

CONSERVATORY 5.49m x 3.23m (18'0 x 10'7) With brick base. Double glazed door to the front and double glazed double doors to the side. Wall lights.



FAMILY ROOM 5.49m x 4.47m (18'0 x 14'8) Feature fireplace with log burner and brick inset. Double glazed window and double glazed double doors to the rear elevation. Wall lights.

INNER HALL With stairs rising to the first floor. Understairs store recessed cupboard. Further door returns to the Entrance Hall which has a door off to

INNER HALL Stairs off to first floor.

CLOAKROOM 1.98m x 1.02m (6'6 x 3'4) Low flush wc.

LIVING ROOM 5.49m x 4.47m (18'0 x 14'8) Brick fireplace with log burner, radiator, double glazed window and double glazed sliding door to the rear.



KITCHEN DINER 6.10m x 3.73m (20'0 x 12'3) Fitted with a range of wall and base units surmounted by a wooden work surface inset with Belfast sink. Range cooker with electric oven and gas hob. Radiator. Space for fridge/freezer. Double glazed window to the rear elevation, door to conservatory.

CONSERVATORY 3.43m x 3.43m (11'3 x 11'3) Brick base with double glazed windows and double glazed double doors to the garden.

UTILITY ROOM 2.54m x 1.96m (8'4 x 6'5) Range of units, plumbed for washing machine and dryer space. Double



glazed door to side.

FIRST FLOOR GALLERIED LANDING With loft access, loft space runs the full width of the house with fully boarded floor and at its highest point is over 6ft, also on the landing is a radiator and double glazed window to the front.

BEDROOM TWO 6.02m x 5.05m (19'9 x 16'7) Radiator, double glazed window to the front.

EN-SUITE 3.20m x 1.88m (10'6 x 6'2) Fitted with shower cubicle, low flush WC and pedestal wash hand basin. Radiator. Splash back tiling to walls. Heated towel rail. Double glazed window to the front elevation.

BEDROOM ONE 6.02m x 5.05m (19'9 x 16'7) Dual aspect bedroom, radiator.



EN-SUITE 3.20m x 1.85m (10'6 x 6'1) Fitted with a panel bath, low flush WC, pedestal wash hand basin and corner shower cubicle. Splash back tiling to walls. Heated towel rail.

INNER HALL Door from landing, radiator. Stairs returning to the ground floor.

BEDROOM SIX 4.47m x 3.35m (14'8 x 11'0) Double glazed window to the rear elevation. Radiator. Walk In Wardrobe

EN-SUITE SHOWER ROOM Corner shower cubicle, pedestal wash hand basin and low flush WC. Splash back tiling to walls. Radiator. Heated towel rail. Double glazed window to the rear elevation.



BEDROOM FIVE 4.47m x 3.73m (14'8 x 12'3) Dual aspect double glazed windows to rear. Radiator.

DRESSING ROOM Fitted with a range of shelving and rails.

SHOWER ROOM 3.73m x 1.98m (12'3 x 6'6) Shower recess, low flush wc, vanity wash hand basin, radiator.

Returning to galleried landing, door leads to a further inner hall with recessed store.

BEDROOM THREE 4.88m x 4.47m (16'0 x 14'8) Dual aspect with double glazed windows, radiator.

BEDROOM FOUR 4.34m x 4.47m (14'3 x 14'8) Radiator, double glazed window to the rear.



BATHROOM 2.74m x 2.59m (9'0 x 8'6) Fitted with a suite comprising panel bath, low flush WC, pedestal wash hand basin and corner shower cubicle. Splash back tiling to walls. Radiator. Double glazed window to the side elevation.

DETACHED MUSIC/ENTERTAINMENT ROOM With double doors that lead to the entrance hall (33'2 x 7'5) with windows to front and door off to;

MUSIC ROOM/ENTERTAINMENT ROOM 15.09m x 7.65m (49'6 x 25'1) Offering windows to front, side and rear and having the Stage at one end (25'1 x 10).



STORE ROOM 5.16m x 3.66m (16'11 x 12) Recessed store cupboard, window to front and door to side with door off to;

WORKSHOP 6.25m x 4.60m (20'6 x 15'1) With window to rear.

BATHROOM 6.25m x 2.69m (20'6 x 8'10) Fully fitted suite including bath, shower recess, wash hand basin and wc, window to rear.

OUTSIDE Situated on a plot extending to over 1/3rd of an acre, the grounds to the front are mainly lawn with ample parking and patio area offering open views over countryside and towards the cricket pitch. To the side and rear of each side of the property are enclosed gardens, mainly lawn with flower beds/borders and private seating areas.

LOCAL AUTHORITY Gedling Borough Council
Council Tax Band G

SERVICES All mains services are connected to St Clements Lodge. Electric and water are connected to the music/entertainment room. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE Freehold with vacant possession.

VIEWING INFORMATION By appointment with the office, call 01636 813971.

AGENTS NOTE Please note that Wood Lane is an unadopted road with right of access to St Clements Lodge and Calverton Cricket Club

WEBSITE

Our detailed website show all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mumdys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

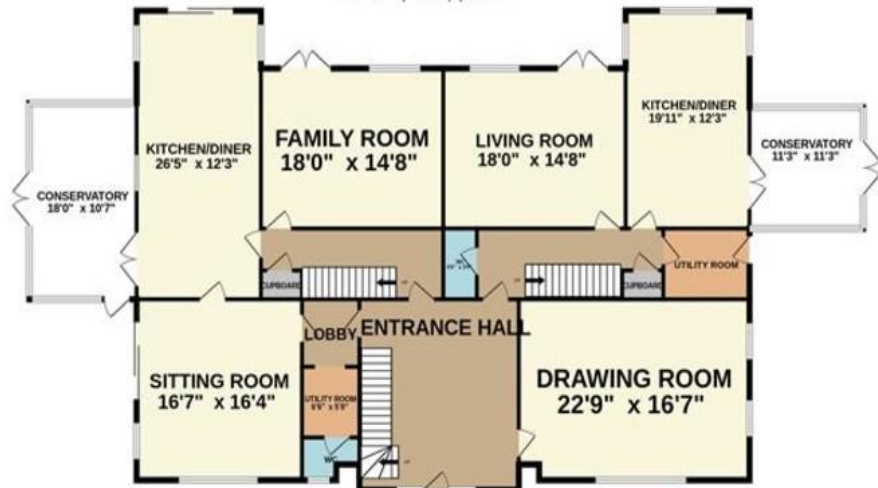
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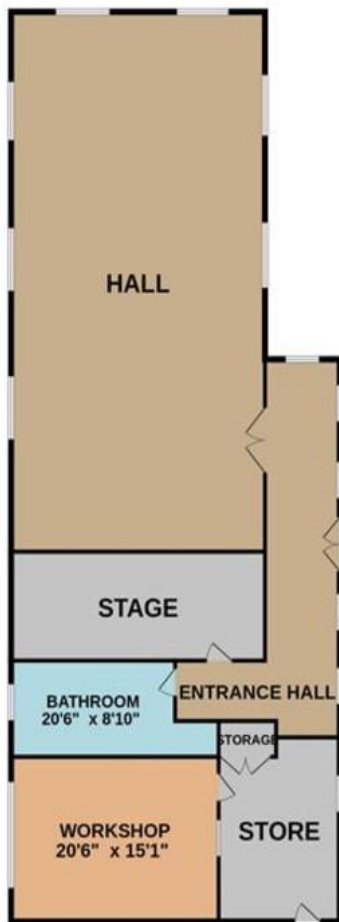
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GROUND FLOOR
5210 sq.ft. approx.



1ST FLOOR
2293 sq.ft. approx.



TOTAL FLOOR AREA : 7503 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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