

**55 Mansfield Lane, Calverton,
Nottingham NG14 6HL**



Guide price £215,000

A traditional three bedroomed semi detached house in a popular location within this highly regarded village.

28-30 Pelham Street, Nottingham NG1 2EG

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Direction Note:

From the village centre shopping area at the junction of Main Street and Mansfield Lane, continue along Mansfield Lane turning right before Collyer Road, the property located a short way along on the left hand side.

Description:

A traditional semi detached house situated towards the centre of Calverton, a popular commuter village with good road links to Nottingham and thriving shopping centres at Arnold and Mapperley. The property provides three bedroomed accommodation over two floors with the benefit of gas fired central heating and double glazing with off street parking at the front.

Ground floor:

Entrance lobby : radiator, staircase to first floor

Living room: 4.65m x 4.03 m max, radiator, laminate floor

Inner lobby : radiator, leading to :

Kitchen: 2.7 m x 2.62 m fitted with a range of wood effect wall cupboards and base units incorporating stainless steel sink, radiator, double glazed door to

Sun Room: 3.65 m x 2.45 m radiator, Upvc double glazed doors to rear garden

Bathroom/Toilet: panelled bath with shower over, low suite w.c. vanity wash hand basin, chrome towel rail

Cupboard under stairs:

First floor:

Bedroom 1: 5.0 m x 3.7 m including **en suite shower** with low level w.c. and pedestal wash hand basin, radiator

Bedroom 2: 3.45 m x 2.47 m, radiator

Bedroom 3: 2.55m x 2.44 m, radiator

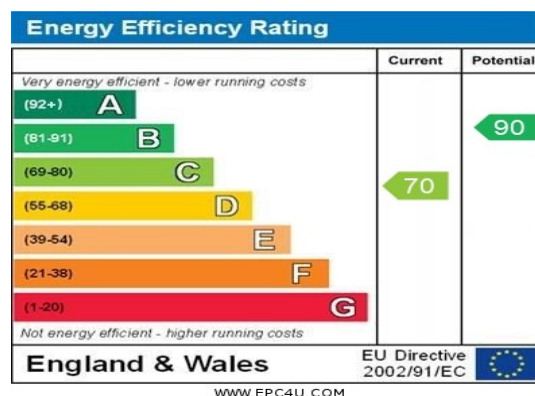
Outside:

At the front there is an open drive providing off street parking

To the rear is a good sized enclosed garden laid mainly to lawn.

Energy Performance Certificate

Below is the graph relating to this property. Should you require further information please do not hesitate to contact this office.



Council Tax:

Band B current charges £1,929. 75 20924/25
Gedling Borough Council

Viewing:

Strictly by appointment through the Nottingham Office
Tel: 0115 9586586

email: tanners@tannersproperties.co.uk

Note: These details are for guidance only.

All measurements are approximate and none of the appliances or services have been tested. These particulars do not form part of an offer or contract nor may they be regarded as representations. All interested parties must verify their accuracy.