



**44 Bonner Lane, Calverton, Nottingham,  
NG14 6FY**

**Guide Price £495,000**

**Tel: 01636 816200**

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers



- Approaching 1.1 Acres of Land
- 3 Reception Rooms
- Shaker Style Kitchen
- Brick Built Stables & Tack/Garage
- Edge of Village Location
- Attractive Period Home
- 3 Bedrooms
- Ample Parking
- Mature Grazing Land
- Potentially No Upward Chain

A rare and exciting opportunity to purchase an attractive period home, occupying a fantastic plot extending to over 1 acre overall and including brick built stables and extensive grazing to the rear.

The property extends to approximately 1250 sq.ft and includes two well-proportioned reception rooms and a modern shaker style kitchen with built-in appliances. There is a useful utility room, a boot room and garden room across the rear whilst to the 1st floor are 3 good bedrooms and the family bathroom.

The plot and position are a particular feature of the property, located on the outskirts of the village and occupying a substantial plot extending to approximately 1.085 acres including parking to the front and double electric gates opening onto further parking and the brick-built stable and tack/garage block. The land benefits from a southerly aspect and includes a lawned garden with substantial grazing beyond.

Viewing is highly recommended to appreciate this unique opportunity on offer.

## ACCOMMODATION

A composite entrance door leads into the lounge.

### LOUNGE

A well proportioned reception room with a central heating radiator, a uPVC double glazed window to the front aspect and a feature fireplace with decorative surround, marble effect insert and hearth housing an electric fire. A door leads into the second reception room.

### SECOND RECEPTION ROOM

Currently used as a dining room with a central heating radiator, two uPVC double glazed windows to the side aspect, a door and staircase leading to the first floor with useful understairs storage cupboard with light and coat hooks. A doorway leads into the kitchen.

### KITCHEN

A superbly appointed kitchen fitted with a range of Shaker style base and wall units with linear edge butcher's block effect worktops with matching upstands. There is a built-in composite 1.5 bowl single drainer sink with swan neck mixer tap plus a range of built-in appliances including a four burner gas hob by Neff with extractor hood over and glass splashback. There is an eye level double oven by Bosch plus an integrated fridge and freezer then space and plumbing for a washing machine. Tiled flooring throughout, chrome towel

radiator, a uPVC double glazed window and door to the side aspect and an archway into the utility room.

### UTILITY ROOM

A useful space towards the rear of the kitchen with tiled flooring, a central heating radiator, a wall mounted Alpha combination boiler and a range of fitted cabinets with timber effect butcher's block worktops. There is a uPVC door into the garden room and one into the boot room/porch.

### BOOT ROOM/PORCH

A useful space at the side of the property with space for further appliances and having a central heating radiator and a uPVC double glazed door and window to the rear.

### GARDEN ROOM

A superb addition at the rear of the property with a central heating radiator, uPVC double glazed windows and French doors onto the gardens plus spotlights to the ceiling.

### FIRST FLOOR LANDING

Having an access hatch to the roof space and a central heating radiator.

### BEDROOM ONE

A good sized double bedroom with a central heating radiator, two uPVC double glazed windows to the front aspect and a built-in cupboard over the stairs.

### BEDROOM TWO

A double bedroom with two uPVC double glazed windows to the side aspect plus a central heating radiator.

### BEDROOM THREE

A double bedroom with a central heating radiator and a uPVC double glazed window to the side aspect.

### FAMILY BATHROOM

Fitted in white with a three piece suite including a P shaped shower bath with glazed screen and mains fed shower. Wash basin with mixer tap and vanity cupboard below plus a concealed cistern toilet to the side. Chrome towel radiator, tiling for splashbacks and a uPVC double glazed obscured window to the rear aspect.

### DRIVEWAY

Extensive gravelled driveway parking to the front of the property provides ample off street parking, leading via large double electric gates at the side to further gravelled standing for numerous vehicles, with garden W/C and double doors into the brick built garage/tack room

### BRICK BUILT STABLE BLOCK

A run of 2 brick built stables of approximately 13'1" x 11'4" and 11'8" x 11'1" with adjoining tack/feed/garage

### **GARDENS AND PLOT**

Extending to approximately 1.085 acres overall, benefitting from a southerly aspect and includes a lawned garden with substantial grazing beyond.

### **COUNCIL TAX**

The property is registered as council tax band C.

### **VIEWINGS**

By appointment with Richard Watkinson & Partners.

### **ADDITIONAL INFORMATION**

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: \_

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>





















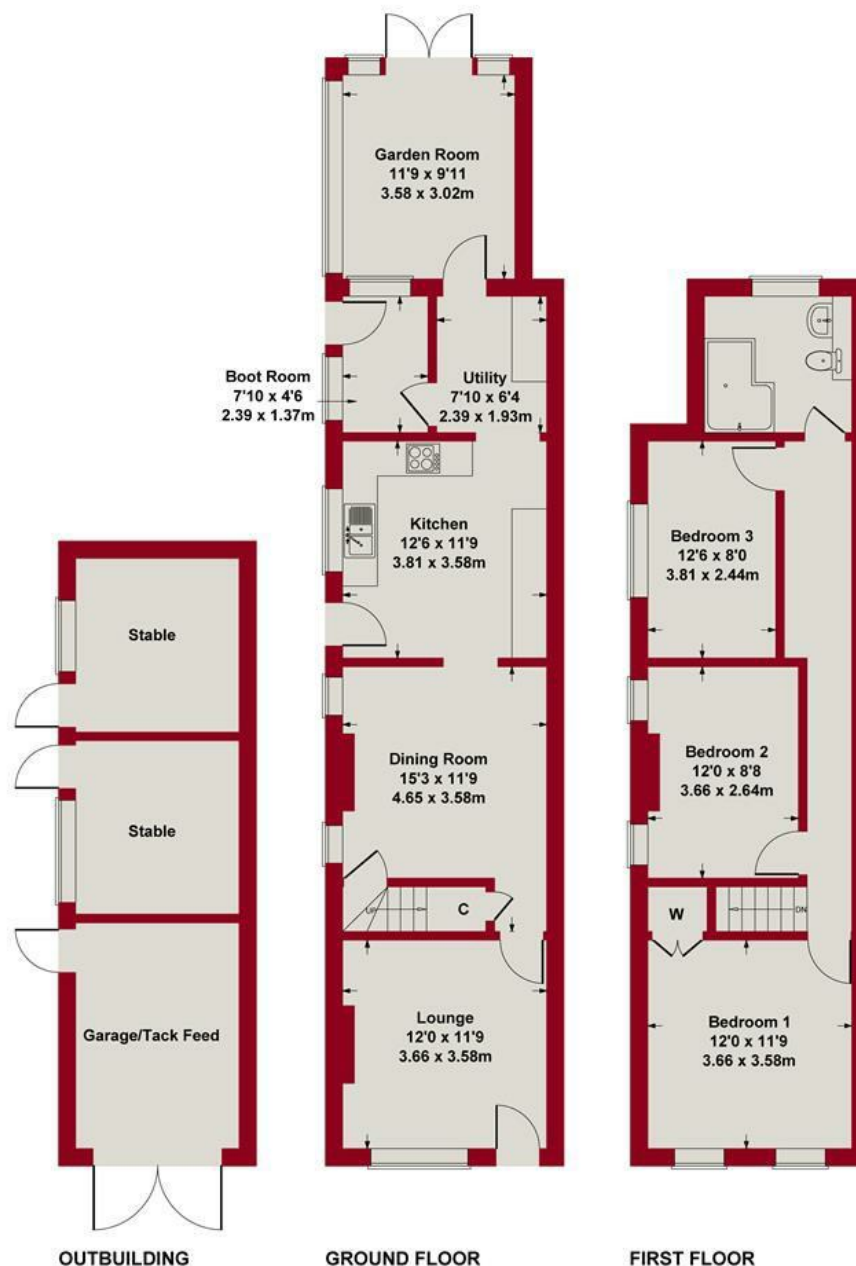












OUTBUILDING

GROUND FLOOR

FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 86                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 68      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A   |         |                         |
| (81-91) B   |         |                         |
| (69-80) C   |         |                         |
| (55-68) D   |         |                         |
| (39-54) E   |         |                         |
| (21-38) F   |         |                         |
| (1-20) G  |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales   |         | EU Directive 2002/91/EC |



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**RICS**



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