



## 36 Flatts Lane, Calverton, Nottingham - NG14 6JZ

Guide Price £325,000-£335,000



## 36 Flatts Lane

Calverton, Nottingham

GUIDE PRICE £325,000–£335,000 Generous detached family home on a large corner plot in the ever-popular village of Calverton! 4 beds, open-plan dining kitchen & superb gardens plus multi-car parking!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached family home
- Conveniently positioned for access to Calverton's popular schools, shopping amenities and reliable bus service
- Large and inviting lounge with a feature electric fire and garden views
- Open plan dining kitchen with a generous range of fitted units
- Four first floor bedrooms (main bedroom with fitted wardrobes)
- Stylish family bathroom with a separate shower cubicle
- Gas central heating with an Ideal combi boiler
- Generous lawned rear garden with a feature pond
- Driveway and gated hardstanding provide off-street parking for multiple vehicles
- Useful detached garage/workshop to the rear with power and lighting







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

90.4 m<sup>2</sup>

972 ft<sup>2</sup>

**Reduced headroom**

0.1 m<sup>2</sup>

1 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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