

Emma Terry Homes

moving made personal



60 Mansfield Lane

Calverton, Nottingham, NG14 6HL

Asking price £325,000



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**** No Chain ****

Situated in a popular part of Calverton, this well-presented three-bedroom detached home offers a fantastic blend of modern living and generous outdoor space, perfect for a range of buyers.

The property benefits from a unique and extensive rear garden and a log cabin that would lend itself to various uses such as workshop, gym or home office etc.

The ground floor is centred around a beautiful kitchen, finished to a high standard, which flows seamlessly into a bright and spacious living/dining area - creating a sociable and practical layout ideal for everyday living and entertaining.

Upstairs, the property offers three bedrooms, all served by a four-piece family bathroom.

Externally, the home sits on a generous plot, with a large mainly lawned garden and multiple seating areas providing plenty of space to relax and entertain, all complemented by mature planting for added privacy. To the front and side, there is ample off-street parking, with gated access leading to a car port and garage and a range of useful outbuildings including a log cabin, adding further versatility.

A fantastic opportunity to acquire a spacious home with excellent outdoor space in a sought-after village location.



ENTRANCE HALL

Entrance door to property, UPVC double glazed obscure window to front, a central heating radiator, under-stairs storage cupboard, doors through to Living Room and Kitchen and stairs to first floor.

KITCHEN

9'2" x 11'5" (2.80 x 3.50)

A variety of wall and base units, inset 1 1/2 bowl sink with mixer tap, integrated Bosch fridge/freezer, Bosch dishwasher and Bosch washing machine, built-in Bosch oven and gas hob with extractor fan, UPVC double glazed window to rear, access through to dining room and side entrance door to property.

DINING ROOM

8'4" x 11'6" (2.56 x 3.52)

A central heating radiator and sliding glass doors to rear.

LIVING ROOM

10'11" x 12'0" (3.35 x 3.66)

A central heating radiator, gas fire and UPVC double glazed window to front.

LANDING

A central heating radiator, UPVC double glazed obscure window to side and doors through to Bedroom 1, 2, 3 and Bathroom.

BEDROOM 1

10'11" x 12'0" (3.35 x 3.66)

A central heating radiator, fitted wardrobes with dressing table and UPVC double glazed window to front.

BEDROOM 2

9'9" x 11'6" (2.99 x 3.52)

A central heating radiator and UPVC double glazed window to rear.

BEDROOM 3

6'10" x 6'9" (2.10 x 2.06)

A central heating radiator and UPVC double glazed window to front.

BATHROOM

7'9" x 8'6" (2.38 x 2.60)

Low level flush WC, wash hand basin with mixer tap, bath with mixer tap, separate shower cubicle, a heated towel rail, storage cupboard housing boiler and UPVC double glazed obscure window to rear.

CONCRETE GARAGE

9'3" x 20'0" (2.82 x 6.11)

Power and lighting.

LOG CABIN/WORKSHOP

8'0" x 22'7" (2.44 x 6.90)

Power and lighting.

OUTSIDE

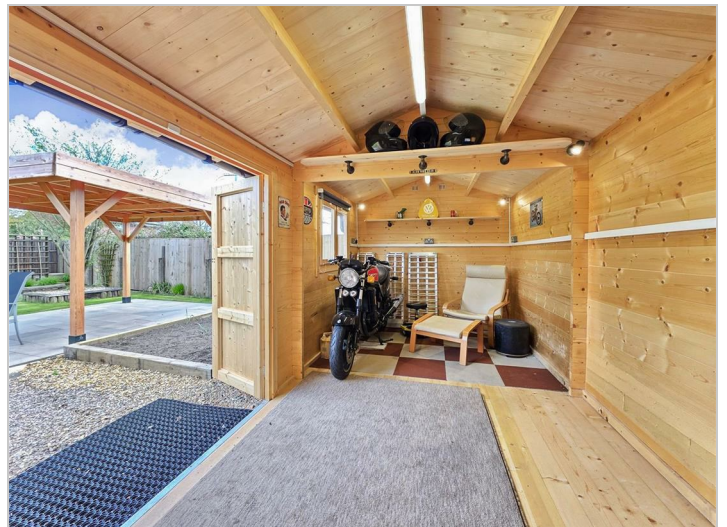
Occupying a generous plot, the rear garden is mainly laid to lawn and thoughtfully designed with a variety of

seating areas and outside tap. Immediately to the rear of the property is a natural riven limestone patio, with a further porcelain patio to the far end featuring a wooden gazebo, creating an ideal outdoor retreat. The garden also benefits from a vegetable patch with raised beds, along with mature trees shrubs, and established planting providing both privacy and character.

To the front and side, there is ample off-street parking, with gated access leading through to a car port and garage. The rear garden also hosts a large shed with power and lighting and an additional patio area, alongside a log cabin offering excellent versatility for storage, hobbies, or workspace.









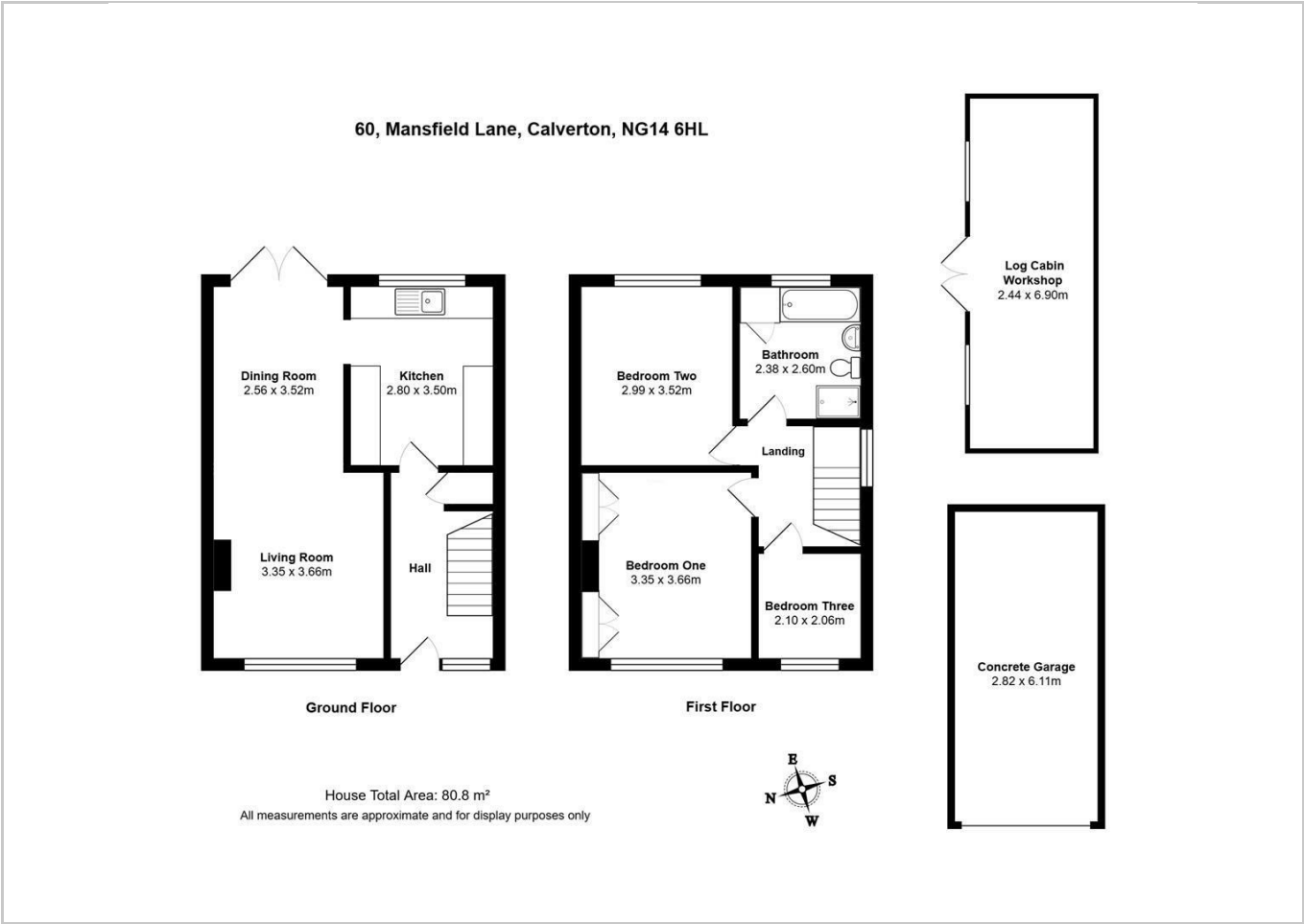
Road Map



Hybrid Map



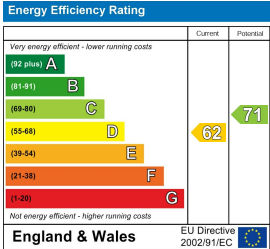
Terrain Map



Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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