

# Emma Terry Homes

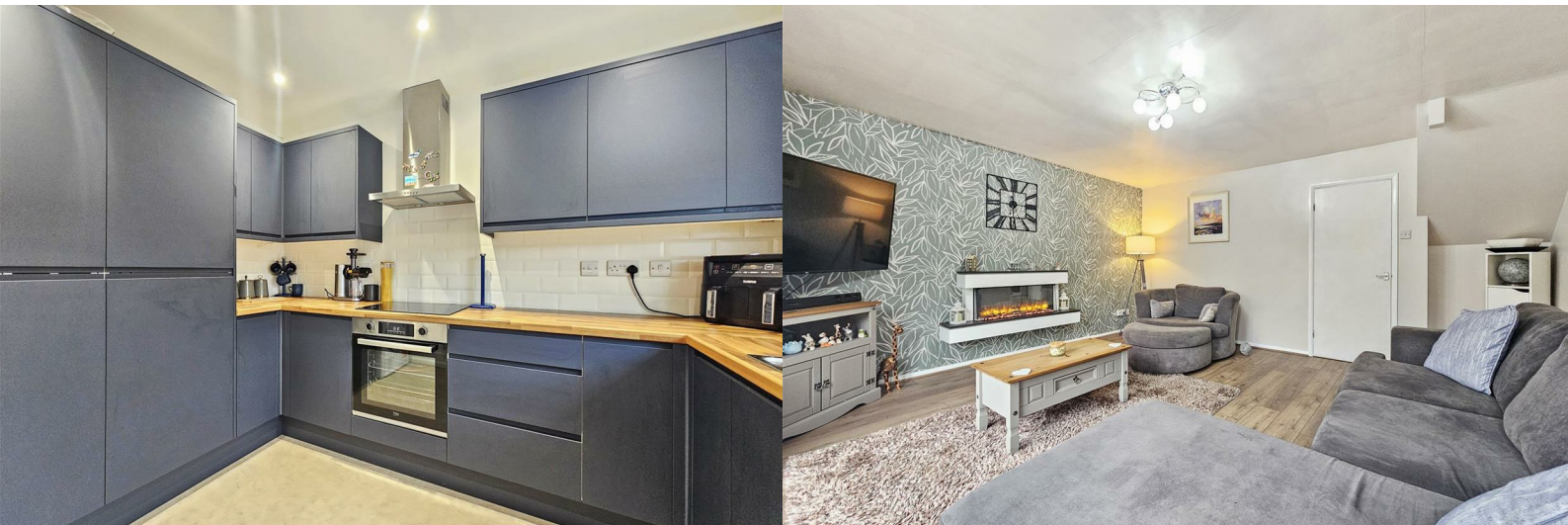
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41 Mansfield Lane

Calverton, Nottingham, NG14 6NP

Asking price £225,000





# 41 Mansfield Lane, Calverton, Nottingham NG14 6NP

A well-presented three-bedroom terraced home located on Mansfield Lane in the popular village of Calverton. The property offers a modern and practical layout, with the ground floor comprising a contemporary fitted kitchen and a spacious lounge/diner, providing an ideal space for both everyday living and entertaining.

To the first floor, there are three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a driveway and garage, offering off-street parking and additional storage.

The property is conveniently situated within easy reach of local amenities, including shops, cafes and leisure facilities. Primary schools and nurseries are close by, along with parks and green spaces, making the area particularly appealing for families. Calverton village also offers good transport links to surrounding areas, combining village living with everyday convenience.



## ENTRANCE HALL

Composite door entrance to the property, a central heating radiator, doors through to living/dining room and kitchen, access to understairs storage cupboard with stairs leading to first floor.

## LOUNGE/DINER

15'5" x 14'10" (4.70 x 4.53)

A central heating radiator, UPVC double doors leading to the garden, French window facing the garden, electric fire, .

## KITCHEN

11'1" x 9'0" (3.40 x 2.75)

Base kitchen and wall units, 1 and a half bowl mix stainless steel sink with mixer tap and drainer, part tiled walls. integrated fridge freezer, space and plumbing for washing machine and tumble dryer, integrated Hisense electric 4 ring hob and electric oven, wall mounted Worcester boiler, UPVC double glazed window to the front, spotlights.

## LANDING

With airing cupboard over the stairs, doors leading to bedroom 1, 2, 3 and bathroom, loft hatch with pull down ladder. access to loft, part boarded with electric light.

## BEDROOM 1

14'11" x 9'2" (4.55 x 2.80)

A central heating radiator, UPVC window to rear garden.

## BEDROOM 2

10'11" x 9'2" (3.35 x 2.80)

A central heating radiator with UPVC window to the front garden.

## BEDROOM 3

8'8" x 6'4" (2.65 x 1.95)

A central heating radiator with UPVC window to the rear garden.

## BATHROOM

6'3" x 6'2" (1.92 x 1.90)

Curved radiator, sink in vanity unit, w/c with enclosed cistern, P-shaped bath with over rainfall shower, separate hand held shower, mixer tap, splash back panel, tiled floor, spot lights. obscured window to the front of the property.

## OUTSIDE

Patio area with seating and grassed area towards the rear with access to the back of the garage which has a rear door access.

To the front the property has a drive way with off street parking.

## GARAGE

Situated to the rear of the property with electric light.



















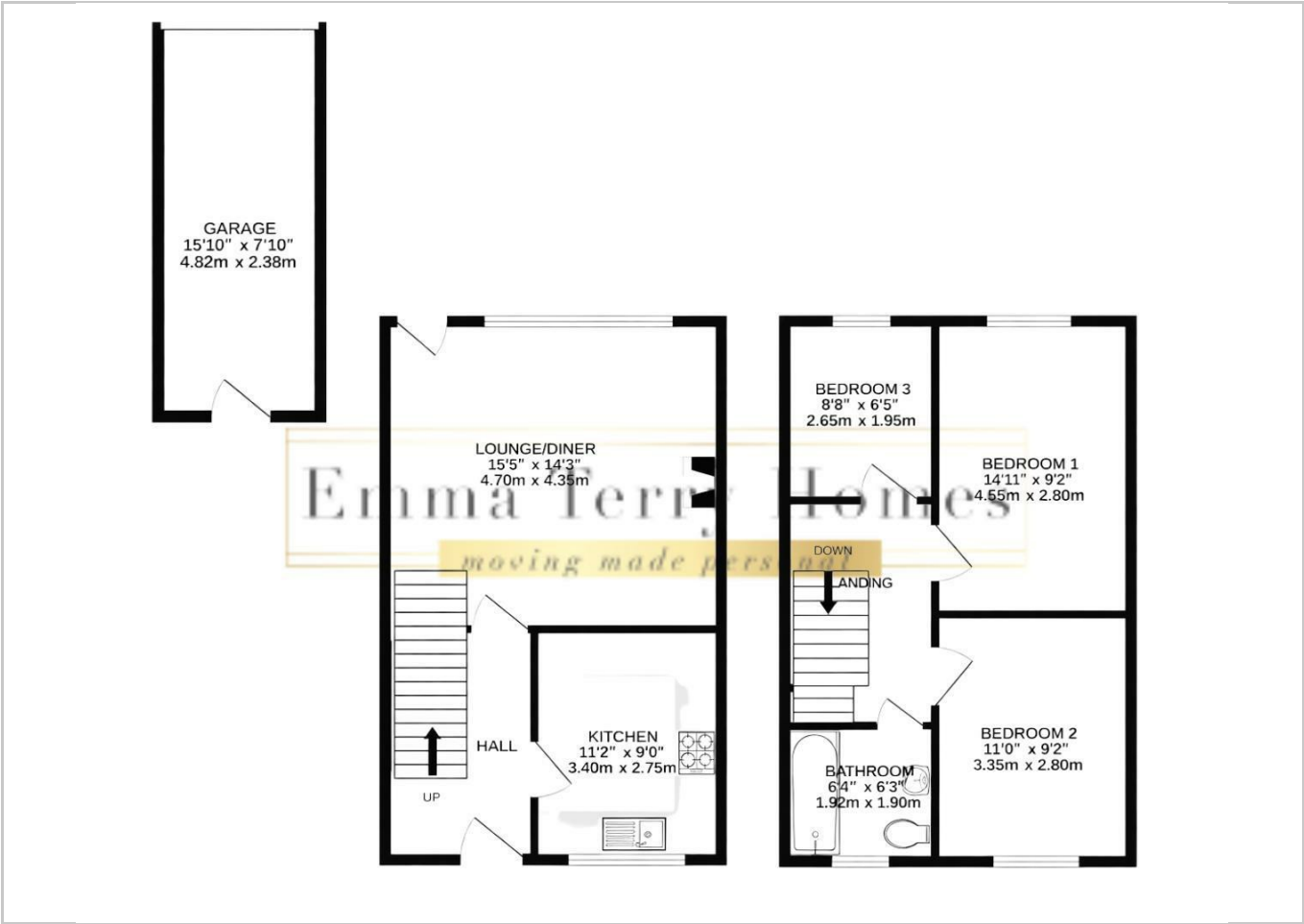
Road Map



Hybrid Map



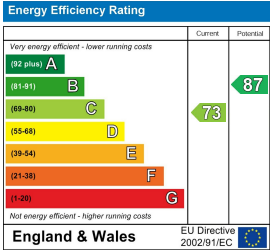
Terrain Map



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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