



**ASHFORD
& MOULT**
ESTATE AGENTS

£375,000
Georges Lane
Nottingham, NG14 6JS

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PROPERTY SUMMARY

Welcome to this well-kept, delightful two-bedroom link-detached bungalow on Georges Lane in Calverton Village, Nottingham. This bungalow offers a perfect blend of comfort and convenience. The property has been well looked after, showcasing a warm and inviting atmosphere throughout.

Upon entering, you will find a spacious reception room that serves as the heart of the home, ideal for both relaxation and entertaining. The bungalow features two generously sized bedrooms, providing ample space for rest and privacy. The well-appointed bathroom adds to the practicality of the layout.

One of the standout features of this property is the lovely conservatory, which invites natural light and offers a serene space to enjoy the views of the expansive and well-kept rear garden. This outdoor area is perfect for gardening enthusiasts or those who simply wish to unwind in a tranquil setting.

For those with vehicles, the property boasts parking for up to four vehicles, including a garage and a driveway that accommodates two to three cars. Ensuring that parking will never be a concern.

Additionally, the bungalow is conveniently located within walking distance to a bus route, providing easy access to the nearby towns of Arnold and Nottingham. This makes it an excellent choice for commuters or anyone looking to

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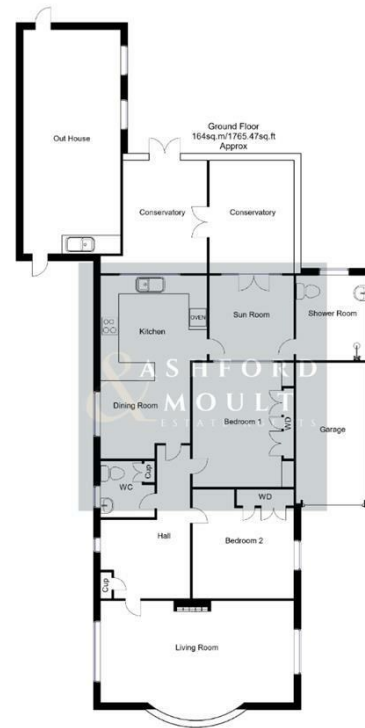


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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