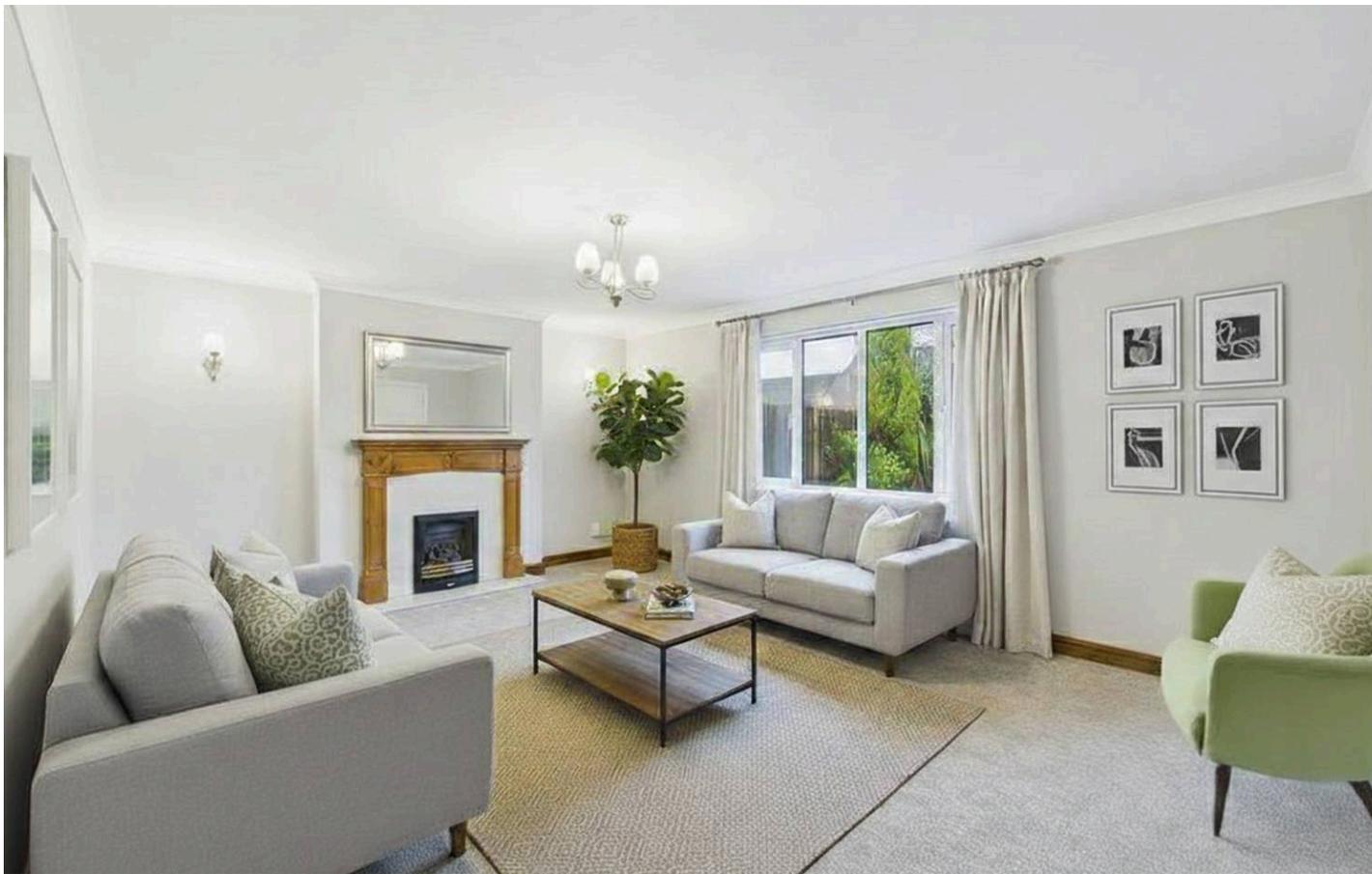




**228b Main Street, Calverton – NG14 6LU**

Guide Price **£425,000**



## 228b Main Street

Calverton, Nottingham

GUIDE PRICE £425,000–£450,000 Delightful detached bungalow in the sought-after village of Calverton with no chain & versatile accommodation featuring dining kitchen, 4 double beds and double garage!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Delightful and spacious detached bungalow in the sought-after village of Calverton
- Chain free and perfectly suited to family life or those seeking single-storey living
- Ideally positioned in walking distance of shops, supermarkets and bus links
- Bright and spacious lounge with attractive fireplace
- Generously sized dining kitchen with practical separate utility room
- Four well-proportioned double bedrooms (main and second bedroom with fitted wardrobes)
- Four-piece family bathroom with separate shower enclosure and en-suite shower room
- Substantial loft space with potential for future uses (subject to the necessary permissions)
- Double garage and block paved driveway providing off-street parking for numerous vehicles
- Private good-sized rear garden with generous lawn and patio









Floor 0



Floor 1



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

148.7 m<sup>2</sup>

1601 ft<sup>2</sup>

**Balconies and terraces**

49.3 m<sup>2</sup>

531 ft<sup>2</sup>

**Reduced headroom**

14.6 m<sup>2</sup>

157 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.

GIRAFFE360



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.