



**39 Georges Lane, Calverton – NG14 6JS**

Guide Price **£650,000**





## 39 Georges Lane

Calverton, Nottingham

Immaculate 4-bed detached family home with truly exceptional landscaped gardens, located on the edge of open countryside. A true testament to the current ownership and a must-view property!

Council Tax band: D

Tenure: Freehold

- Immaculately-presented detached family home
- On the edge of open countryside and within easy reach of Calverton's excellent village amenities and transport links
- Open plan lounge and dining room with a separate home office/sitting room
- Beautiful breakfast kitchen with integrated appliances and a separate utility room
- Stunning garden room with twin folding doors and a remote skylight
- Four first floor double bedrooms (main bedroom with dressing area and a luxurious four-piece en-suite)
- Three-piece family bathroom (with direct Jack-and-Jill access from bedroom two)
- Truly exceptional southerly-facing landscaped gardens with outstanding attention to detail
- Detached cabin outbuilding (ideal for home working or hobbies)
- Driveway and large garage providing ample off-street parking











Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

215.6 m<sup>2</sup>  
2320 ft<sup>2</sup>

Reduced headroom

4.9 m<sup>2</sup>  
52 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



## David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://www.david-james.com)

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.