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ASKING PRICE

**£99,950**

**Flatts Lane**

Nottingham, NG14 6RF

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## PROPERTY SUMMARY

A well-presented and generously proportioned two-bedroom, two-bathroom property situated within the highly sought-after residential area of Calverton.

Internally, the accommodation is thoughtfully laid out and offers comfortable, practical living throughout. The property features two well-proportioned double bedrooms, with the principal bedroom benefiting from its own private en-suite shower room, providing both privacy and convenience. The second bedroom is also a good size and is well served by a modern family bathroom, complete with bath and shower over, wash basin, and WC.

The main living area is bright and spacious, offering ample room for both lounge and dining furniture, making it ideal for everyday living as well as entertaining guests. The kitchen is well arranged with a range of fitted units and work surfaces, providing plenty of storage and preparation space, along with room for essential appliances.

Further benefits include a well-maintained communal environment within a managed development, helping to ensure the surroundings are kept clean and attractive. The property also benefits from an allocated parking space and a private garage, providing valuable off-road parking, additional storage, or secure space for bikes and equipment, adding to the overall practicality of the home.

Positioned approximately 15 minutes from Nottingham, the village of Calverton offers a balance of semi-rural living with convenient access to city amenities. The area benefits from a variety of local shops, pubs, cafés, and restaurants,

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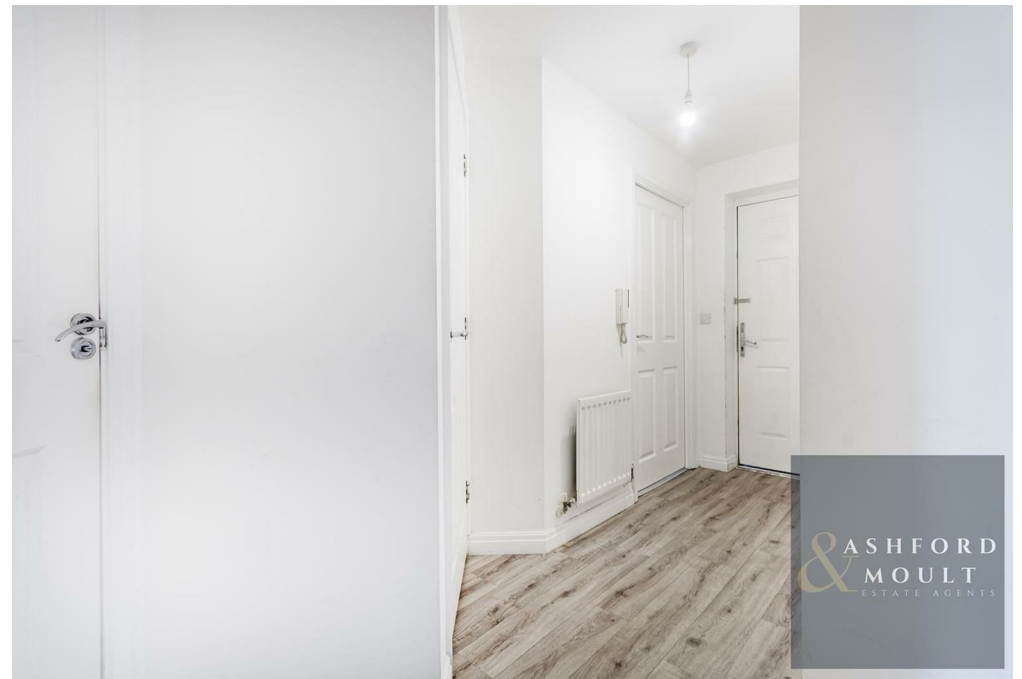


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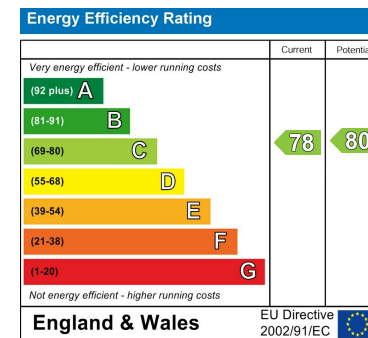
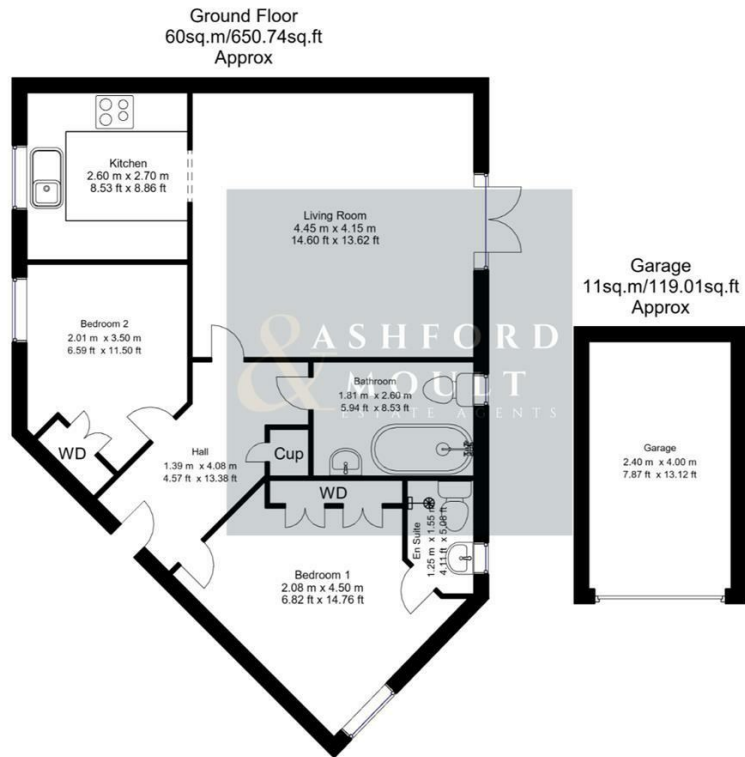
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**LOCAL AUTHORITY**  
Gedling Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only



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. Specially no guarantee is should not be relied on as a 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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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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