



**12 Butterfly Lane, Calverton – NG14 6SL**

Guide Price **£340,000**





## 12 Butterfly Lane

Calverton, Nottingham

GUIDE PRICE £340,000–£350,000 Modern detached family home with remaining new-build warranty! 2 reception rooms, dining kitchen and 4 bedrooms plus a southerly-facing lawned garden, drive and garage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: B

- Modern detached family home with remaining new-build warranty
- Well-presented and neutrally decorated throughout
- Popular village location close to Calverton's amenities, schools and open countryside
- Bright and spacious lounge
- Separate versatile sitting/dining room
- Superb modern dining kitchen with integrated appliances and French doors
- Separate utility room with an adjoining downstairs WC
- Four first floor bedrooms (main bedroom with an en-suite shower room)
- Main family bathroom with a three-piece modern white suite
- Southerly-facing garden, driveway and garage















Floor 0

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

102.1 m<sup>2</sup>

1098 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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