



12 Butterfly Lane, Calverton - NG14 6SL

Guide Price £325,000-£350,000



12 Butterfly Lane

Calverton, Nottingham

GUIDE PRICE £325,000–£350,000 Modern detached family home with an upward chain ready to move forward immediately! 2 reception rooms, dining kitchen and 4 beds plus a southerly garden, drive and garage.

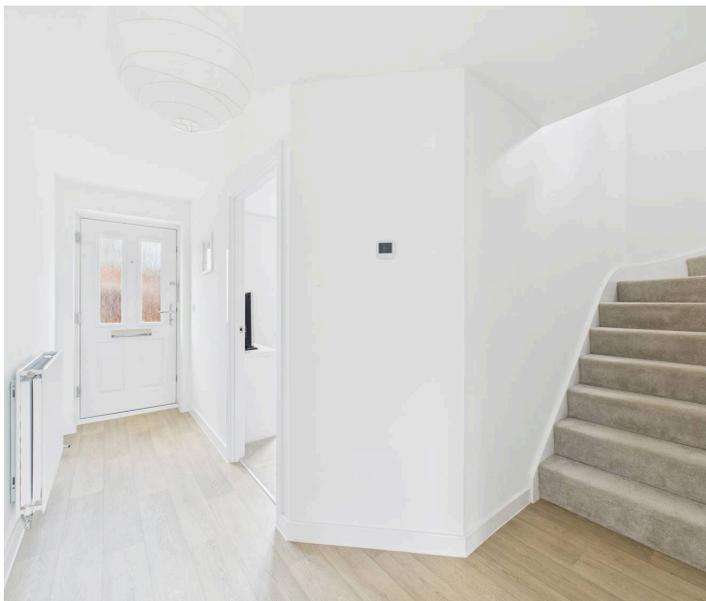
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: B

- Modern detached family home with remaining new-build warranty
- In-position upward chain ready to move forward immediately
- 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⁽¹⁾

102.1 m²

1098 ft²



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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