



39 Georges Lane, Calverton - NG14 6JS

Guide Price **£625,000**





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

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- 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⁽¹⁾

215.6 m²
2320 ft²

Reduced headroom

4.9 m²
52 ft²

(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.

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