



Leslie Grove,  
Calverton, Nottingham  
NG14 6GL

**£235,000 Freehold**



**\*\* MUST SEE \*\* CUL DE SAC\*\***

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC TWO BEDROOM, DETACHED BUNGALOW situated in the heart of CALVERTON, NOTTINGHAM.

Calverton is a stone's throw away from Arnold which offers a successful high street and transportation links. Alongside this, Calverton benefits from its own array of shops and retail units. The property also has use of the bus stops which are situated around the village.

Upon entry, you are welcomed into the hallway which leads through to the lounge with feature fire. Off the hallway is also the kitchen with fitted units and space for dining table, first double bedroom, second double bedroom and wet room.

To the rear is an enclosed garden with flower beds and laid to lawn, alongside space for a shed. The front of the home offers a driveway and low maintenance front garden with laid to lawn.

A viewing is HIGHLY RECOMMENDED to appreciate, the SIZE and LOCATION of this GREAT OPPORTUNITY- Contact the office on 0115 648 5485 before it is too late!



#### Hallway

9'4" x 5'5" approx (2.86 x 1.67 approx)

UPVC double glazed opaque composite front door. UPVC double glazed opaque window. Wall mounted radiator. Carpeted flooring. Fitted storage cupboard (1.81 x 0.51 m. approx)

#### Lounge

18'3" x 11'10" approx (5.57 x 3.62 approx)

Cannon Misermatic gas fireplace. Carpeted flooring. 2 x Wall mounted radiator. UPVC double glazed window facing the rear garden.

#### Kitchen Diner

12'11" x 8'11" approx (3.96 x 2.73 approx)

Range of fitted wall and base units. Stainless steel sink with hot and cold tap. Space and point for cooker. Space and plumbing for washing machine. Boiler unit. Vinyl flooring. Wall mounted radiator. UPVC double glazed window facing side elevation. UPVC double glazed opaque composite side door.

#### Wet Room

5'5" x 6'11" approx (1.67 x 2.13 approx)

Shower with handheld unit. Sink with hot and cold tap. Low level flush W/C. Wall mounted radiator. Partially tiled walls. UPVC double glazed opaque window.

#### Bedroom 1

12'0" x 9'10" approx (3.68 x 3.00 approx)

Carpeted flooring. Wall mounted radiator. UPVC double glazed window facing the front elevation.

#### Bedroom 2

11'10" x 8'2" approx (3.63 x 2.50 approx)

Carpeted flooring. Wall mounted radiator. UPVC double glazed window facing the front elevation.

#### Front of Property

Situated on a Cul-De-Sac. Front garden with laid to lawn. Driveway with space for at least 1 car. Access to side of property

#### Rear of Property

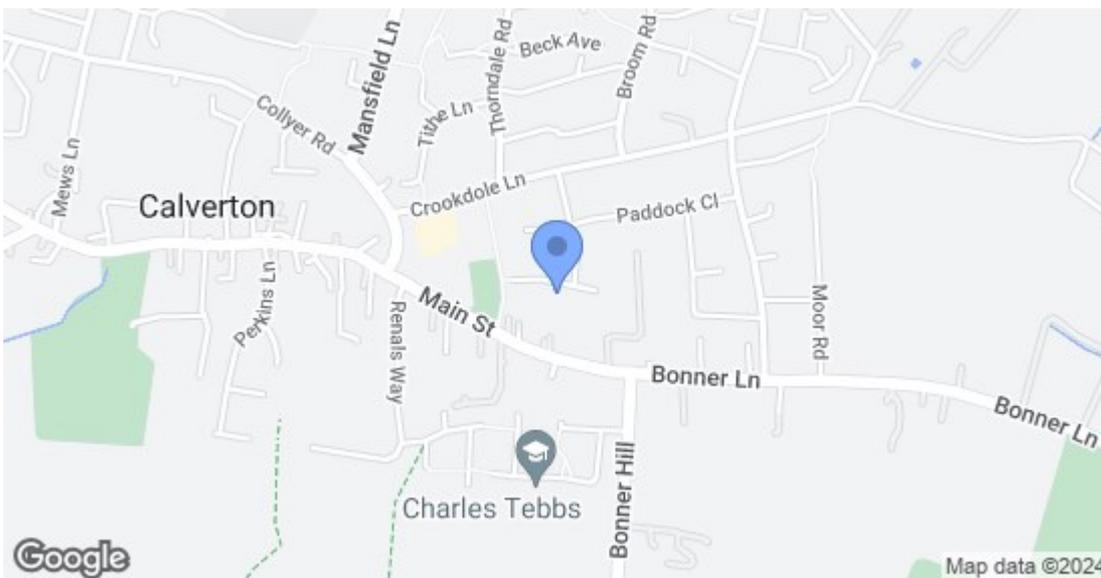
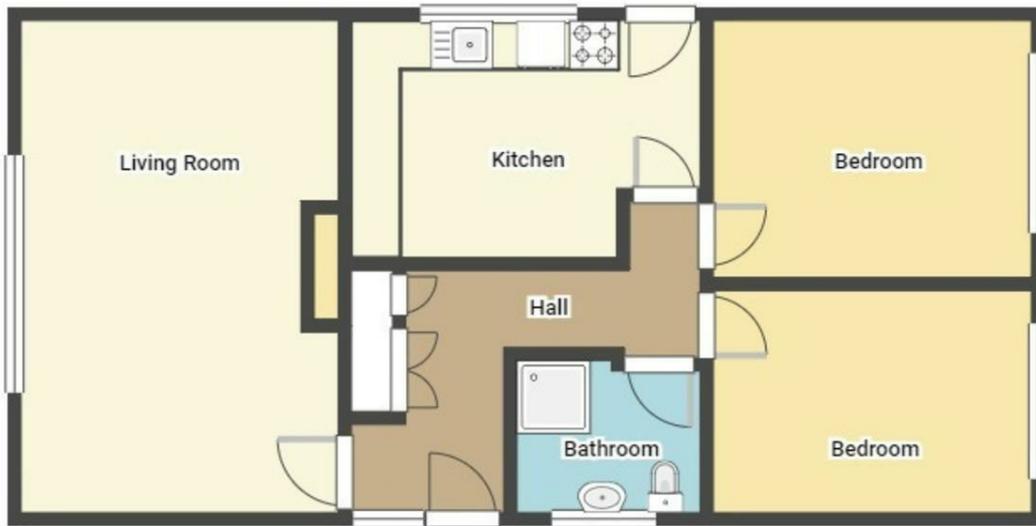
Enclosed garden with patio area. Laid to lawn with flower beds. Space for shed.

#### Council Tax

Local Authority: Gedling

Council Tax Band: C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.