



17 Holt Grove, Calverton – NG14 6HW

Guide Price **£230,000**

DavidJames
the estate agent



17 Holt Grove

Calverton, Nottingham

Well-presented 3 bed semi-detached house with generous space inside & out! Popular village location and boasting a lounge, conservatory, kitchen, modern shower room and a private garden plus parking!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Generously-sized semi-detached family home
- Popular village location close to local shops, schools and bus services
- Bright and spacious lounge featuring a wood-burning stove and neutral décor
- Versatile conservatory with underfloor heating and French doors
- Fitted kitchen with integrated cooking appliances and wood-finish units
- Three bedrooms (including two double bedrooms)
- Modern shower room with a large walk-in shower
- uPVC glazing and gas central heating plus a partially boarded and insulated loft
- Well-maintained rear garden with patio and lawned areas
- Driveway provides off-street parking for multiple vehicles









Floor 0



Floor 1

Approximate total area⁽¹⁾

82.9 m²

891 ft²

Reduced headroom

1.4 m²

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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