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ASKING PRICE

**£280,000**

**Leslie Grove**

Nottingham, NG14 6GL

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## PROPERTY SUMMARY

Nestled in the tranquil cul-de-sac of Leslie Grove, Calverton, Nottingham, this charming two-bedroom detached bungalow offers a perfect blend of comfort and convenience. With a well-designed layout, the property features a welcoming reception room that provides an ideal space for relaxation and entertaining guests.

The bungalow boasts two spacious bedrooms, perfect for a couple or a small family for those seeking a peaceful retreat. The bathroom is thoughtfully appointed, ensuring both functionality and comfort.

One of the standout features of this property is the ample parking available, with a driveway that accommodates three to four vehicles, along with additional garage space. This is a rare find in a residential area, making it an excellent choice for those with multiple cars or who enjoy hosting visitors.

Situated close to local shops and amenities, residents will appreciate the ease of access to everyday necessities, enhancing the overall appeal of this delightful home. Whether you are a first-time buyer, looking to downsize, or seeking a serene place to live, this bungalow in Calverton is a wonderful opportunity not to be missed.

Call now to arrange a viewing!!

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Ground Floor  
80 Sq.m/ 856.04 Sq.ft  
Approx



18 Sq.m/ 198.90 Sq.ft  
Approx

**LOCAL AUTHORITY**  
Gedling Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 66      | 74                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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