



10 Leslie Grove, Calverton, NG14 6GL
£280,000



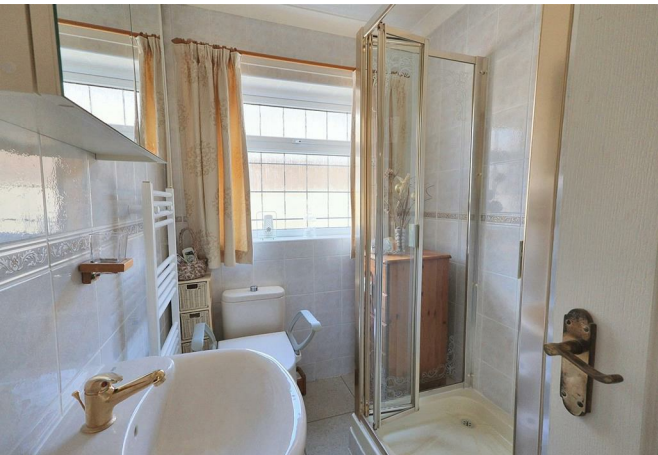
Marriotts



10 Leslie Grove Calverton, NG14 6GL

- Two bedrooms
- Kitchen with integrated oven & hob
- Cul-de-sac location
- Living room with log effect fire
- Shower room with large cubicle
- Private south facing garden

Very well-presented and maintained detached bungalow in a lovely cul-de-sac setting, with a private south facing garden backing onto St. Wilfrid's Church. The property has two bedrooms, living room with log effect electric fire, breakfast kitchen with integrated oven & hob and a shower room. For sale with NO UPWARD CHAIN!!



£280,000



Overview

Nestled in the tranquil cul-de-sac of Leslie Grove, Calverton, this charming detached bungalow offers a delightful retreat for those seeking comfort and convenience. With its serene surroundings, the property overlooks the picturesque St Wilfrid's Church, providing a peaceful atmosphere that is hard to resist. The bungalow is also for sale with no upward chain and benefits from UPVC double glazing and a Worcester Bosch combination boiler installed in the loft in September 2024 with the remainder of a warranty.

The bungalow features two well-proportioned double bedrooms, perfect for a small family or those looking to downsize. The kitchen has integrated oven & hob and a fitted breakfast table, while the inviting living room benefits from a coal effect electric fire.

For those who appreciate outdoor living, the hard-landscaped private south-facing rear garden provides a private low maintenance sunlit space, perfect for enjoying the warmer months. Additionally, the property boasts ample parking for up to three vehicles including the garage, which has a remote up and over door for added convenience.

From the head of the cul-de-sac, a charming footpath through the church grounds leads directly on to Main Street and to the village precinct, offering easy access to local amenities including a Sainsbury's Local and several local independent shops. This delightful bungalow is not just a home; it is a lifestyle choice, combining comfort, convenience, and a peaceful setting. Do not miss the opportunity to make this lovely property your own.

Entrance Hall

Entrance porch with UPVC double-glazed front door and secondary door, radiator, wood laminate flooring and loft access.

Living Room

Brick fireplace with log effect electric fire and tiled hearth. UPVC double-glazed rear window and radiator.

Breakfast Kitchen

A range of units with doors in a limed Oak finish with marble effect worktops and breakfast table with an integrated brush steel electric oven, five ring gas hob and filter hood. Inset one and a half bowl sink unit and drainer, tiled floor, radiator, UPVC double-glazed rear window and UPVC double glazed stable door to the side.

Bedroom 1

UPVC double glazed front window and radiator.

Bedroom 2

Built-in four-door wardrobe with sliding doors and overhead storage, UPVC double glazed front window and radiator.

Shower Room

With fully tiled walls and floor, the suite consists of a large cubicle with an electric shower, pedestal wash basin and toilet. Ladder towel rail, UPVC double glazed window and airing/ linen cupboard.

Outside

To the front is a gravelled garden with large mature heather. A driveway leads to the garage with remote up and over door and a side gated path leads to this side of the bungalow, where there is a water meter and halogen security light. To the rear is a large paved patio, outside tap and tiered majority gravelled garden with a variety of mature shrubs, stone retaining walls, halogen security light, garden shed and enclosed with a majority fenced perimeter.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band C

PROPERTY CONSTRUCTION: cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: low

ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: loft

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER:

MAINS ELECTRICITY PROVIDER:

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: n/k

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

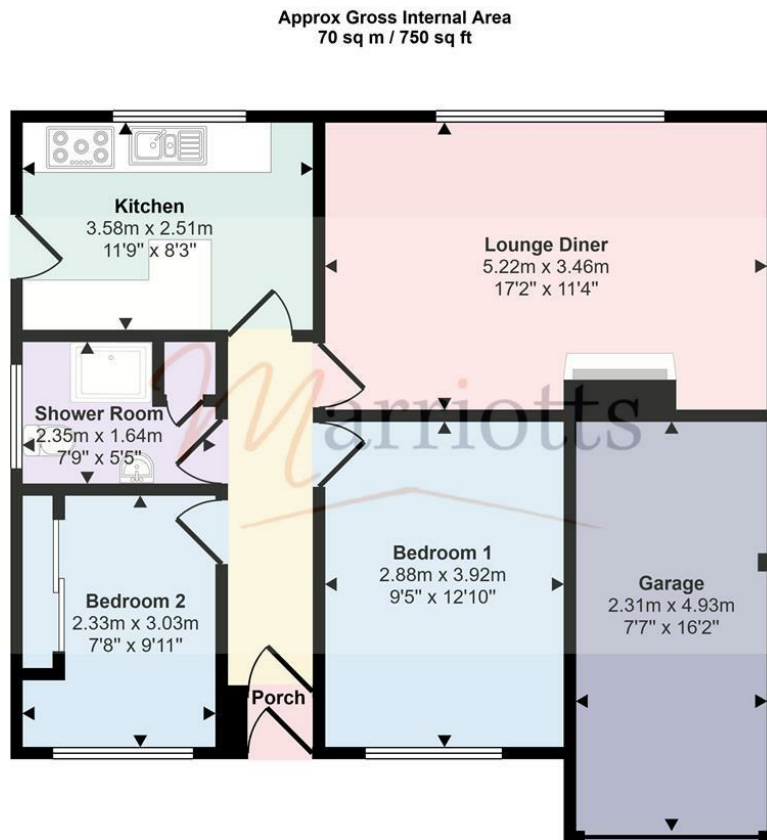
ACCESS AND SAFETY INFORMATION: level access





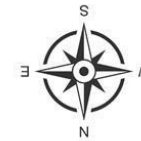






Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

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



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).