



# £150,000

OWL LANE  
CALVERTON



- 60% SHARED OWNERSHIP
- THREE STOREY
- DRIVEWAY
- GOOD SIZED ROOMS
- KITCHEN/DINER
- EPC B

## Beautifully Presented Modern Three Bedroom Home-60% Shared Ownership

THIS BEAUTIFULLY PRESENTED MODERN THREE-BEDROOM SEMI-DETACHED HOME OFFERS STYLISH, WELL-BALANCED ACCOMMODATION IDEAL FOR FAMILIES, PROFESSIONALS, OR FIRST-TIME BUYERS ALIKE. FINISHED TO A HIGH STANDARD THROUGHOUT, THE PROPERTY COMBINES CONTEMPORARY DESIGN WITH PRACTICAL LIVING.

ON THE GROUND FLOOR, YOU ARE WELCOMED BY A BRIGHT ENTRANCE PORCH LEADING TO A SPACIOUS AND TASTEFULLY DECORATED LIVING ROOM, PERFECT FOR RELAXING OR ENTERTAINING. TO THE REAR IS A MODERN KITCHEN/DINER FITTED WITH SLEEK UNITS, OFFERING AMPLE SPACE FOR DINING AND EVERYDAY FAMILY LIFE. FRENCH DOORS OPEN DIRECTLY ONTO THE REAR GARDEN, CREATING A SEAMLESS INDOOR-OUTDOOR FLOW. A CONVENIENT DOWNSTAIRS WC ADDS TO THE FUNCTIONALITY OF THE HOME.

THE FIRST FLOOR COMPRISES TWO WELL-PROPORTIONED BEDROOMS AND A MODERN FAMILY BATHROOM, FINISHED WITH CLEAN LINES AND NEUTRAL TONES. THE TOP FLOOR IS DEDICATED TO A GENEROUS PRINCIPAL BEDROOM, PROVIDING A PEACEFUL RETREAT WITH EXCELLENT NATURAL LIGHT AND PLENTY OF SPACE FOR STORAGE.

EXTERNALLY, THE PROPERTY BENEFITS FROM OFF-ROAD PARKING TO THE FRONT AND A PRIVATE, ENCLOSED REAR GARDEN, IDEAL FOR OUTDOOR DINING OR FAMILY USE. SITUATED WITHIN A POPULAR RESIDENTIAL AREA, THE HOME IS CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS, MAKING IT A SUPERB OPPORTUNITY FOR MODERN LIVING.

A SMART WAY TO STEP ONTO THE PROPERTY LADDER - BUY 60% NOW AND INCREASE YOUR OWNERSHIP PERCENTAGE OVER TIME, SUBJECT TO MEETING THE REQUIRED CRITERIA.

WE CAN PROVIDE ALL THE INFORMATION YOU NEED ABOUT SHARED OWNERSHIP AND GUIDE YOU THROUGH THE PROCESS TO ENSURE YOU MEET THE QUALIFYING CRITERIA.

RENT: £243.83 PER MONTH

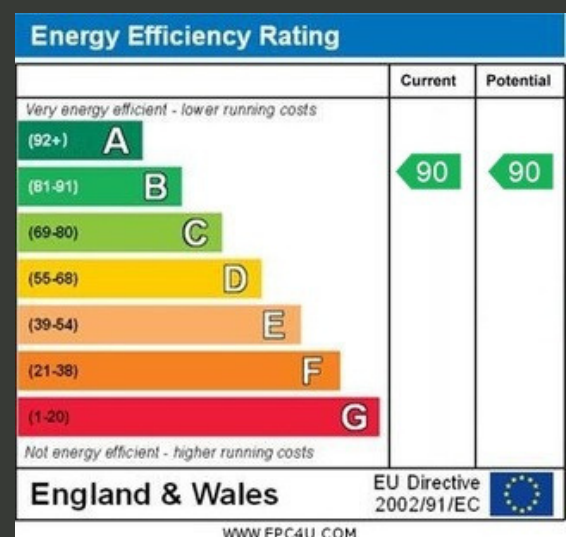
SERVICE CHARGE: £42.82 MONTH

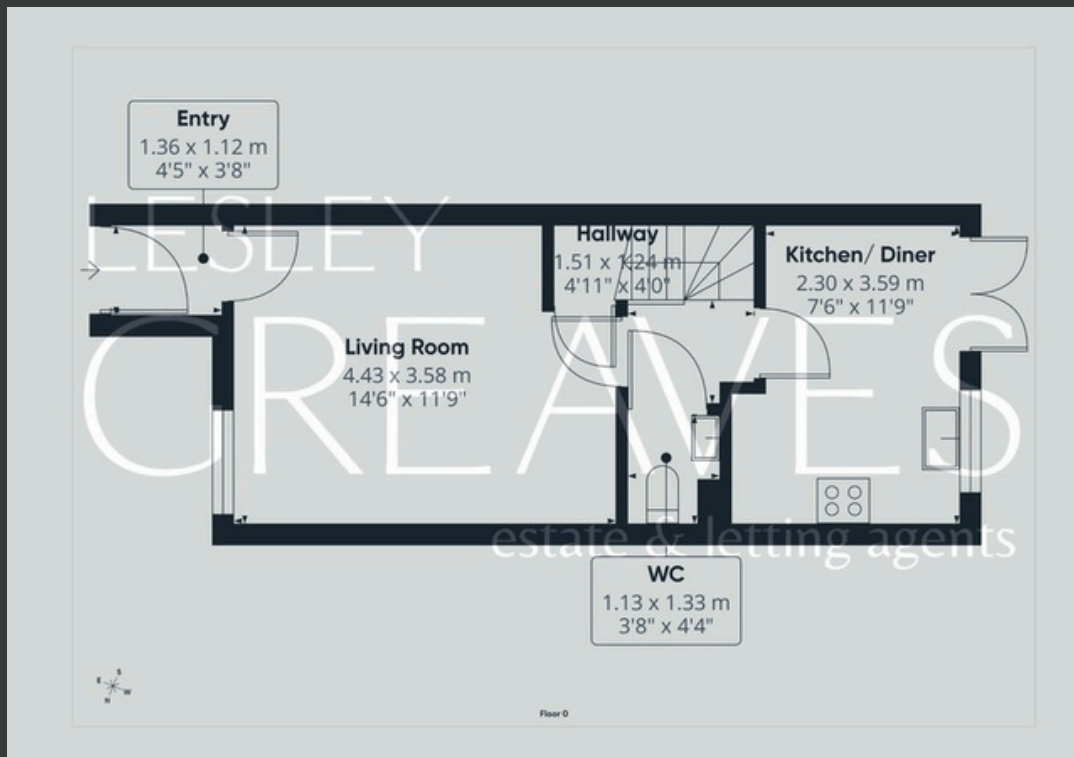
TOTAL MONTHLY COST £286.65 VALID UNTIL 31.03.2027

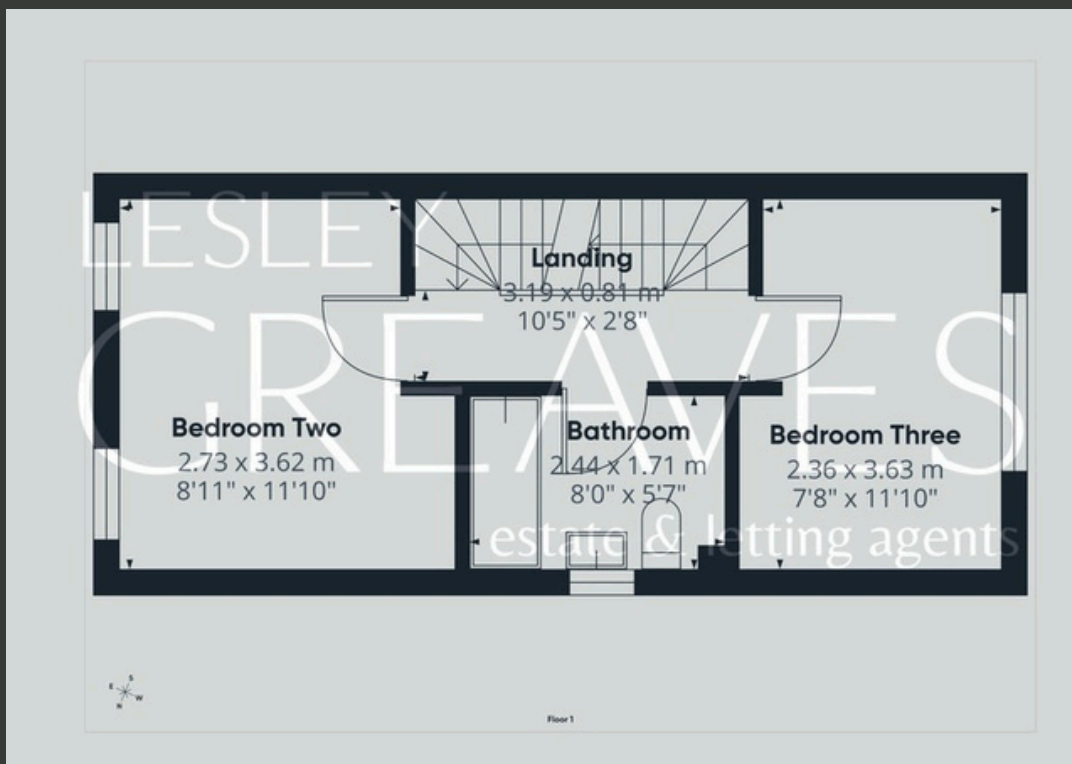
### FAQS

### ELIGIBILITY CRITERIA

- LEASEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 87 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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