



£220,000-£230,000

THE HOLLINS CALVERTON

- TWO BEDROOMS
- MODERN KITCHEN
- PRIVATE GARDEN
- DRIVEWAY
- VILLAGE LOCATION
- EPC C



Beautifully Presented Two Double Bedroom Semi-Detached Home

AN IMMACULATELY PRESENTED TWO-BEDROOM SEMI-DETACHED HOME, NESTLED WITHIN THE HIGHLY SOUGHT-AFTER VILLAGE OF CALVERTON AND CONVENIENTLY POSITIONED WITHIN WALKING DISTANCE OF LOCAL SHOPS, AMENITIES AND REGULAR PUBLIC TRANSPORT LINKS. OFFERING STYLISH, MOVE-IN-READY ACCOMMODATION THROUGHOUT, THIS HOME IS PERFECTLY SUITED TO FIRST-TIME BUYERS, DOWNSIZERS AND INVESTORS ALIKE.

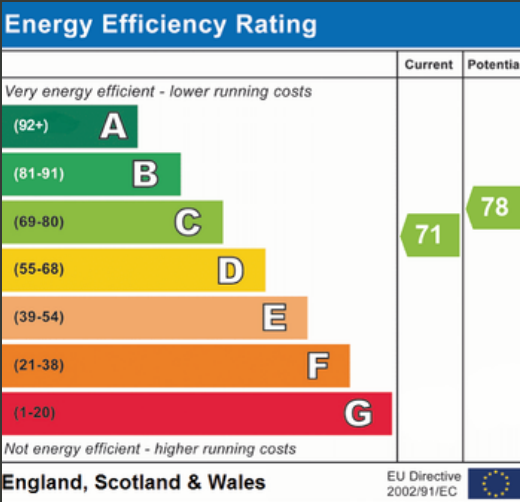
THE PROPERTY IS ENTERED VIA A SPACIOUS AND WELCOMING ENTRANCE HALLWAY WITH STAIRS RISING TO THE FIRST FLOOR AND ACCESS TO THE MODERN FITTED KITCHEN. THE KITCHEN IS FINISHED WITH ATTRACTIVE SHAKER-STYLE UNITS, COMPLEMENTARY WORK SURFACES AND A RANGE OF INTEGRATED APPLIANCES, CREATING A PRACTICAL AND CONTEMPORARY SPACE. TO THE REAR OF THE PROPERTY IS A GENEROUS LIVING AND DINING ROOM, FLOODED WITH NATURAL LIGHT AND FEATURING PATIO DOORS OPENING DIRECTLY ONTO THE GARDEN.

TO THE FIRST FLOOR, THE LANDING PROVIDES ACCESS TO TWO WELL-PROPORTIONED DOUBLE BEDROOMS. THE PRINCIPAL BEDROOM BENEFITS FROM WARDROBES, WHILST THE SECOND DOUBLE BEDROOM ALSO OFFERS USEFUL BUILT-IN STORAGE. COMPLETING THE ACCOMMODATION IS A FAMILY BATHROOM FITTED WITH A CONTEMPORARY THREE-PIECE SUITE.

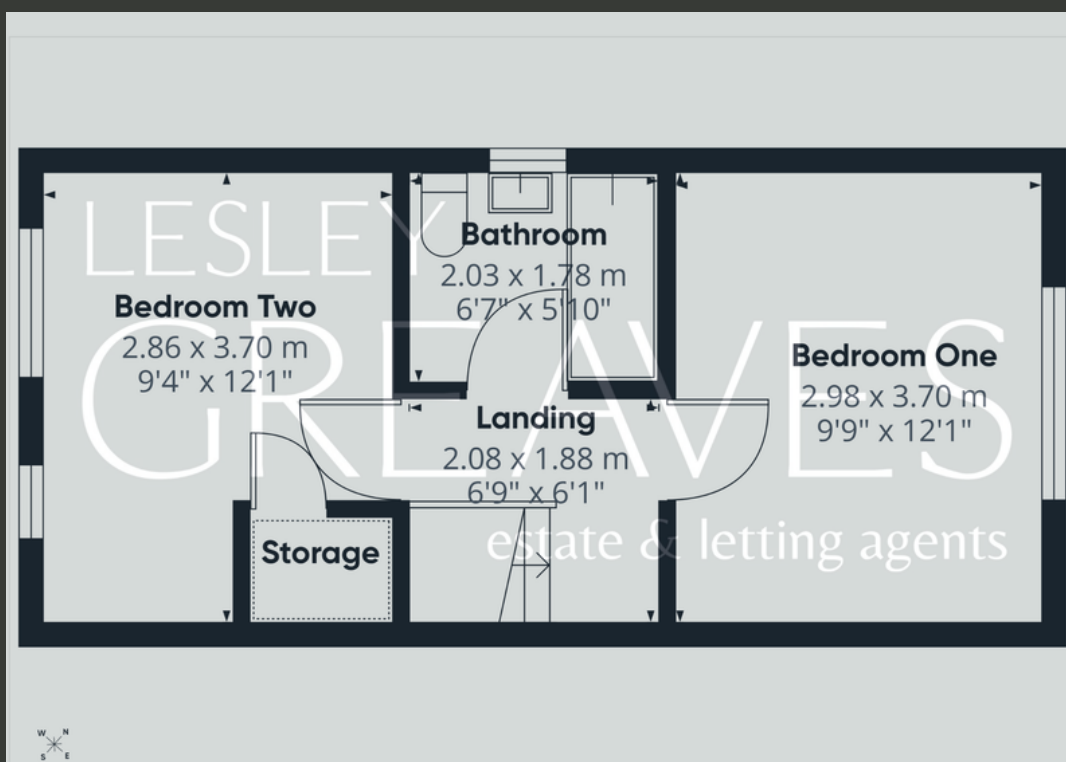
EXTERNALLY, THE PROPERTY ENJOYS A BEAUTIFULLY MAINTAINED AND ENCLOSED REAR GARDEN, FEATURING A RAISED DECKING AREA IDEAL FOR OUTDOOR DINING AND ENTERTAINING, A LAWNED GARDEN, PATIO SEATING AREA AND A USEFUL GARDEN SHED. TO THE FRONT, A LOW-MAINTENANCE GARDEN COMPLEMENTS THE DRIVEWAY, WHICH PROVIDES OFF-STREET PARKING FOR TWO VEHICLES.

A SUPERB HOME IN A POPULAR VILLAGE LOCATION, EARLY VIEWING IS HIGHLY RECOMMENDED.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 61 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.

Lesley Greaves Estate & Lettings Agents

22 Main Road ,Gedling, Nottingham, NG4 3HP

0115 9877337

sales@lesleygreaves.co.uk