

HoldenCopley

PREPARE TO BE MOVED

Leslie Grove, Calverton, Nottinghamshire NG14 6GL

Guide Price £280,000- £310,000

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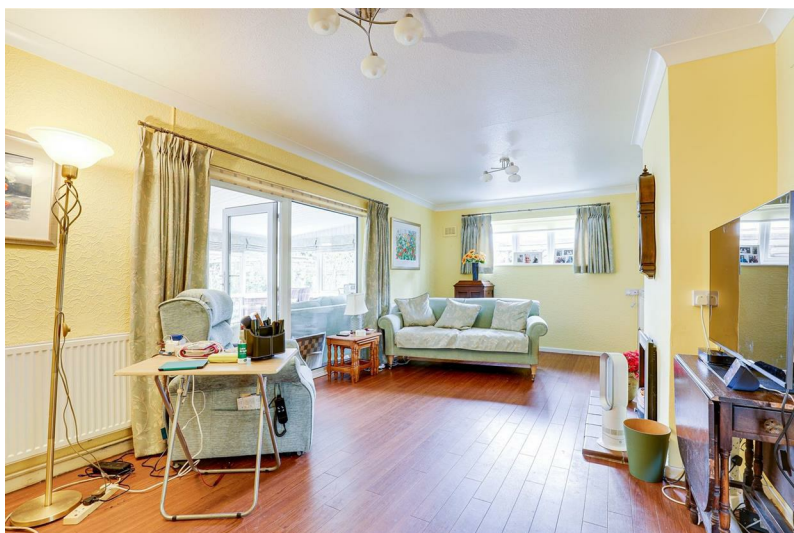


GUIDE PRICE: £280,000 - £300,000

BEAUTIFULLY-PRESENTED DETACHED BUNGALOW...

This three-bedroom detached bungalow offers spacious accommodation, is well-presented throughout, and is ideal for anyone looking to enjoy life on one level. The property has been thoughtfully upgraded over the years, boasting a roof with a 20-year remaining guarantee, mechanical (electric) ventilation for the house situated in the loft and operated from bedroom two, a motion alarm system, a new front door, an insulated and versatile conservatory with underfloor heating, a new electric fire in the lounge, and a modern kitchen complete with quartz worktops and integrated appliances. Internally, the accommodation comprises an entrance hall, a spacious living room, a conservatory with double French doors opening out to the rear garden, a contemporary fitted kitchen, a wet room-style shower, and three well-proportioned bedrooms. Outside, the front of the property features a driveway providing off-road parking and gated access to the side leading to a useful store room. To the rear, the garden is private and enclosed with an array of mature trees, plants, and shrubs, alongside a shed and a wooden pergola, creating a lovely space to relax and unwind. Situated in a quiet cul-de-sac within the highly sought-after village of Calverton, this home enjoys a peaceful setting whilst being within easy reach of local amenities, schools, shops, eateries, and excellent commuting links into Nottingham City Centre. Calverton also benefits from a strong sense of community and access to nearby countryside, making it a popular choice for families and retirees alike.

MUST BE VIEWED





- Detached Bungalow Within A Quiet Cul-De-Sac Location
- Three Double Bedrooms
- Modern Fitted Kitchen With Integrated Appliances
- Spacious Living Room
- Large Conservatory With Underfloor Heating
- Wet-Room Shower
- Storage Space
- 4-Year Old Bosch Combination Boiler
- Private Mature Garden
- Driveway





ACCOMMODATION

Entrance Hall

5*6" x 10*0" (1.69m x 3.05m)

The entrance hall has Amtico flooring, fitted storage cupboards, coving to the ceiling, a radiator, a UPVC double-glazed obscure window to the side elevation, and a single composite door providing access into the accommodation.

Living Room

21*5" x 11*4" (6.53m x 3.46m)

The living room has a UPVC double-glazed window to the rear elevation, Amtico flooring, coving to the ceiling, storage in the alcove, a recessed feature fireplace with newly-fitted electric fire and a tiled hearth, a TV point, two radiators, full height UPVC double-glazed window to the rear elevation, and a single UPVC door leading into the conservatory.

Conservatory

19*4" x 8*10" (5.90m x 2.71m)

The insulated conservatory has a panelled ceiling, tiled flooring with underfloor heating, a radiator, exposed brick walls, a range of UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

Kitchen

12*1" x 10*9" (3.69m x 3.30m)

The kitchen has a range of fitted base and wall units with quartz worktops, an undermount sink and a half with a swan neck mixer tap and draining grooves, an integrated slimline Bosch dishwasher, an integrated Bosch double oven, an integrated CDA microwave, a newly-integrated Bosch washing machine and fridge freezer, a four ring gas hob with an extractor hood and quartz splashback, Amtico flooring, recessed spotlights, a UPVC double-glazed window to the side elevation, and a single UPVC door providing side access.

Hall

6*11" x 2*11" (2.11m x 0.91m)

The inner hall has Amtico flooring and access to the loft with lighting.

Shower Room

7*3" x 6*9" (2.21m x 2.07m)

The wet-room style shower suite has a dual flush WC, a pedestal wash basin, an electrical shaving point, a wall-mounted mains-fed shower, wet room flooring, waterproof splashback, grab handles, an extractor fan, recessed spotlights, a radiator, wall-mounted chrome towel rails, and a UPVC double-glazed obscure window to the side elevation.

Master Bedroom

12*2" x 10*10" (3.71m x 3.31m)

The main bedroom has a UPVC double-glazed window to the front and side elevation, Amtico flooring, a radiator, and a range of fitted furniture including wardrobes and a chest of drawers.

Bedroom Two

10*10" x 7*10" (3.31m x 2.41m)

The second bedroom has a UPVC double-glazed window to the front elevation, Amtico flooring, and a radiator.

Bedroom Three

10*9" x 8*10" (3.28m x 2.69m)

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, and a radiator.

OUTSIDE

Front

To the front of the property is a driveway with gated access to the side and the store room. Additionally, there is a range of decorative plants and shrubs.

Store Room

7*6" x 16*0" (2.31m x 4.89m)

Rear

To the rear of the property is a private enclosed garden with block-paving and patio areas, a range of mature trees, plants and shrubs, external lighting, an outdoor tap, an external power socket, a wooden pergola, rockery, a shed, raised planters, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks Available - Virgin Media, Openreach
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
- Phone Signal – Good 4G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Other Material Issues – N/A
- Any Legal Restrictions – N/A

DISCLAIMER

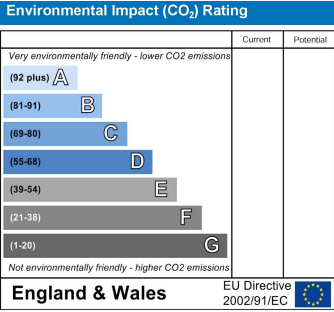
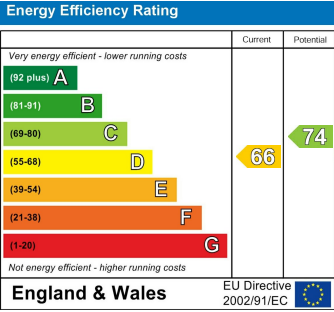
Council Tax Band Rating - Gedling Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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