



**18 Leslie Grove, Calverton – NG14 6GL**

Guide Price **£270,000**

**DavidJames**  
the estate agent



## 18 Leslie Grove

Calverton, Nottingham

GUIDE PRICE £270,000-£290,000 NO CHAIN! In the popular village of Calverton, two bed detached bungalow perfect for single storey living, bright & spacious lounge, sunroom & south-facing rear garden!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

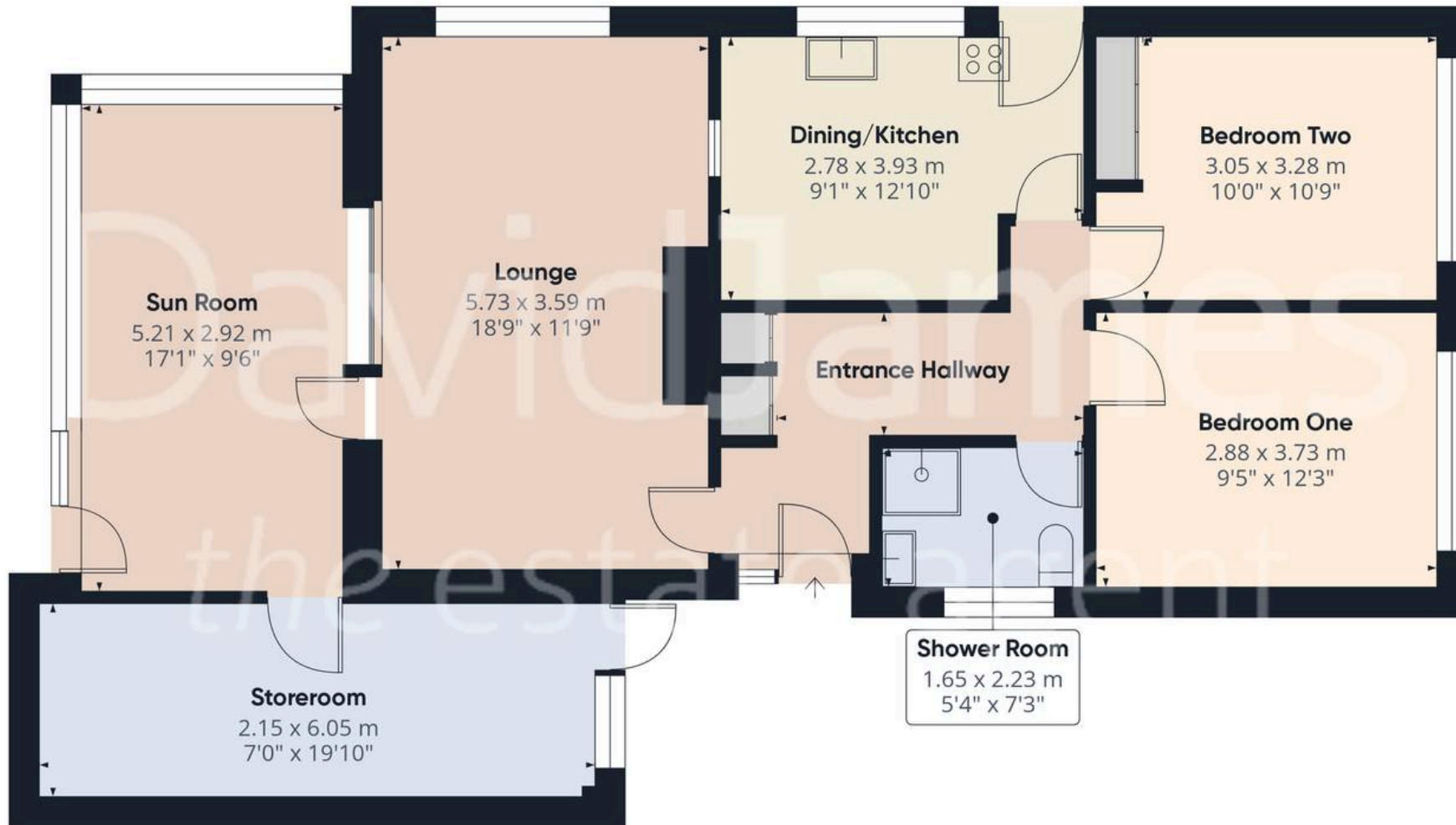
EPC Environmental Impact Rating:

- Detached bungalow in a lovely location on a quiet cul-de-sac with views of the local Church
- Two bright and spacious double bedrooms (second bedroom with fitted wardrobes)
- Situated in the popular village of Calverton and located within walking distance of local shops, doctors and frequent bus services
- Bright and spacious lounge with feature gas fireplace and French doors
- Well-equipped dining/kitchen with wood-effect units and space for freestanding appliances
- Generously sized sunroom with rooflight, views over the rear garden and access to the storeroom
- Modern shower room with electric shower and vanity basin with storage
- Private and low maintenance south-facing rear garden with paving, raised beds, pergola and greenhouse
- Two driveways, one with the benefit of a carport and shed, second with storage room









Approximate total area<sup>(1)</sup>

81.5 m<sup>2</sup>  
877 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



## David James Estate Agents

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