



£1,200.00 PCM

Castle Close, Calverton, Nottingham NG14 6LX

EPC Rating D



Three-Bedroom Detached House

This lovely three-bedroom detached house in Calverton is ideally positioned in a cul-de-sac position, offering convenient access to local amenities and facilities, with Colonel Frank Seely Academy just a short walk away.

Upon entry through the welcoming porch leads into a spacious L-shaped lounge/diner with French doors that open onto a patio, perfect for indoor-outdoor living. The brand-new kitchen is a highlight, featuring modern appliances such as a fridge/freezer, oven with hob and extractor, dishwasher and washing dryer. It is completed with sleek cabinetry and stylish countertops, creating a contemporary and functional space.

Upstairs, you will find three bedrooms, two generously sized doubles and a comfortable single along with a family bathroom with electric shower over the bath.

The exterior of the property includes a driveway that offers ample off-street parking and access to a single garage. The rear garden is designed for easy maintenance, providing a private space to relax or entertain.

Calverton is a highly sought-after village located northeast of Nottingham, offering excellent transport links and access to major roads. The village boasts a wide range of amenities, including shops, sports clubs, a leisure centre and everything needed for day-to-day living, along with reliable public transport connections to Nottingham.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

KITCHEN 8' 6" x 8' 8" (2.61m x 2.65m)

BATHROOM 6' 3" x 5' 5" (1.91m x 1.66m)

BEDROOM ONE 12' 9" x 10' 2" (3.90m x 3.10m)

BEDROOM TWO 10' 2" x 8' 8" (3.10m x 2.66m)

BEDROOM THREE 6' 3" x 7' 4" (1.91m x 2.25m)

PORCH 5' 8" x 4' 0" (1.75m x 1.22m)

LIVING ROOM/DINING ROOM 16' 9" x 21' 10"
(5.12m x 6.67 m) L-shaped room measuring 2.38m
at the narrowest point

Periodic tenancy Deposit: £1384.61

Council Tax Band: C

Local Authority: Gedling Borough Council

Rental Affordability: Yearly Income Over ££36,000

SECURITY DEPOSIT

Set at a maximum of five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy.

HOLDING DEPOSIT

As an agency we are not charging tenants a holding deposit.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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