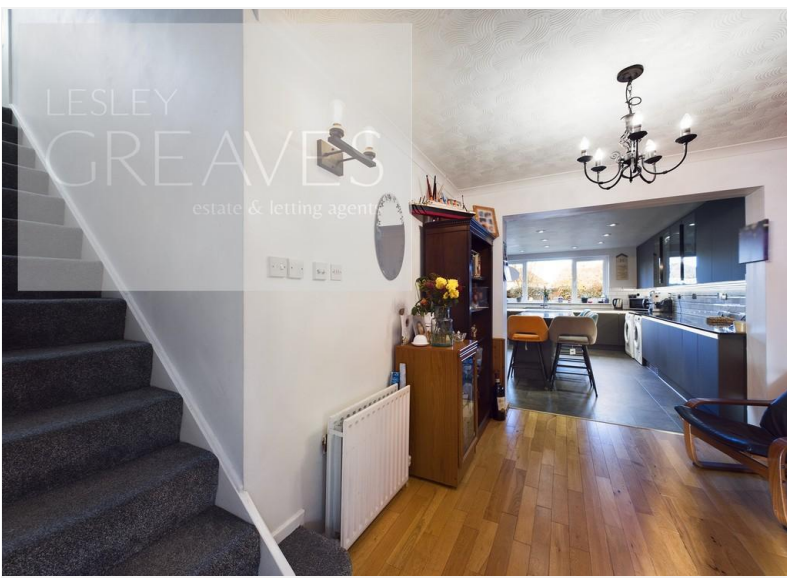


Offers In Excess Of £360,000

Longue Drive, Calverton, Nottingham NG14 6QE

EPC Rating C



Extended detached family home located in the well served village of Calverton; with various shops to include a Sainsbury's Local, Boots Pharmacy, Greggs, Butchers and Fish & Chip Shops. There is also a Vets, Indian Takeway, Public Houses, a Library, Leisure Centre, Doctors, Primary and Secondary schools. In brief a porch to the front leads to the living room with a living flame gas fire suite, wood floor and an arch through to the family room, also with wood flooring and open plan to a stunning kitchen with a central island incorporating a seating area. There are spaces for multiple appliances, LED lighting and an integrated dishwasher. A third reception room is accessible from here as well as modern shower room with WC and sauna. Off the first floor galleried landing is access to the loft, doors to a modern family bathroom with a mains fed shower over the bath and to four good sized bedrooms. There is parking at the front and access to the integrated garage and a low maintenance enclosed garden to the rear with gated access. Viewing are highly recommended to appreciate the size of accommodation on offer which is offered for sale with no upward chain.

- Freehold

PORCH 2' 11" x 2' 6" (0.89m x 0.76m)

LIVING ROOM 13' 8" x 11' 7" (4.17m x 3.53m)

FAMILY ROOM 11' 1" x 9' 0" (3.38m x 2.74m)

KITCHEN/BREAKFAST ROOM 15' 11" x 13' 5" (4.85m x 4.09m)

DINING ROOM 10' 6" x 7' 10" (3.2m x 2.39m)

SHOWER ROOM

SAUNA 6' 1" x 4' 7" (1.85m x 1.4m)

BEDROOM ONE 13' 8" x 11' 0" (4.17m x 3.35m)

BEDROOM TWO 10' 8" x 8' 0" (3.25m x 2.44m)

BEDROOM THREE 9' 1" x 8' 1" (2.77m x 2.46m)

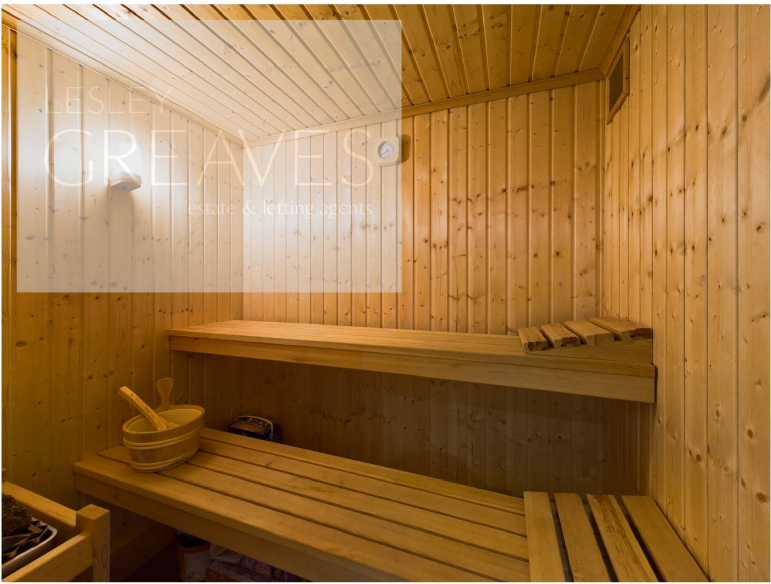
BEDROOM FOUR 8' 5" x 7' 11" (2.57m x 2.41m)

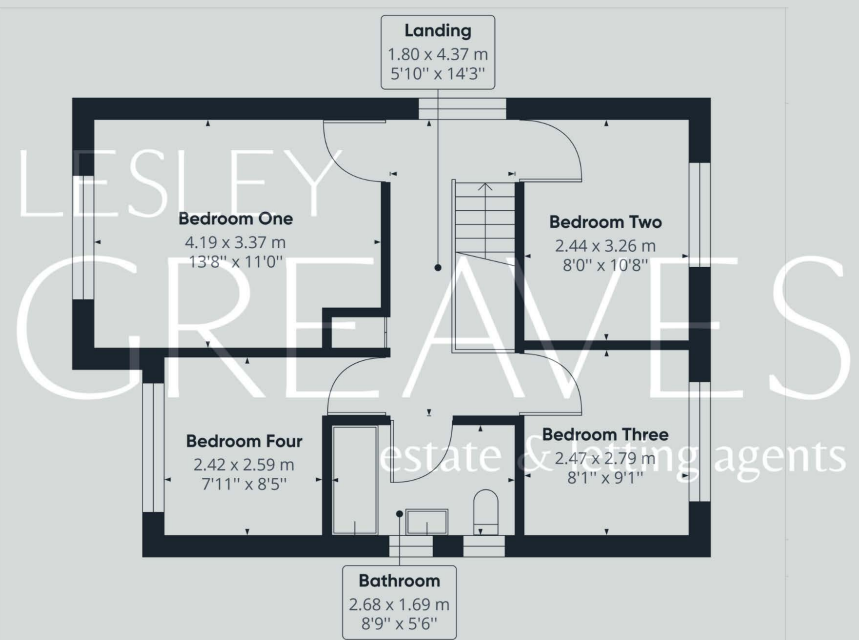
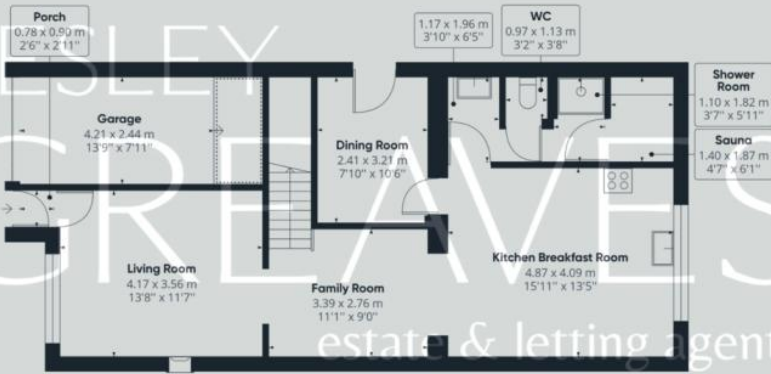
BATHROOM 8' 9" x 5' 6" (2.67m x 1.68m)

GARAGE 13' 9" x 7' 11" (4.19m x 2.41m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road
Gedling
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NG4 3HP

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0115 987 7337

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

