



£1,300 pcm

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 Takeaway, 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.

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)

Deposit £1,500.00

Initial 6 months fixed term Shorthold Tenancy

COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

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.

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		

20 Main Road
Gedling
Nottingham
NG4 3HP

Contact Us
www.lesleygreaves.co.uk
lettings@lesleygreaves.co.uk
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.



Company Registration Number: 5773186 | VAT Number: 917862296