



# £1,200.00

Per Calendar Month

CASTLE CLOSE  
CALVERTON

- THREE BEDROOMS
- BRAND NEW KITCHEN
- LOUNGE/DINER
- ENCLOSED GARDEN
- CLOSE TO LOCAL AMENITIES
- FULLY REFURBISHED THROUGHOUT
- DRIVEWAY & GARAGE
- EPC D

## Fully Refurbished Three-Bedroom Detached House

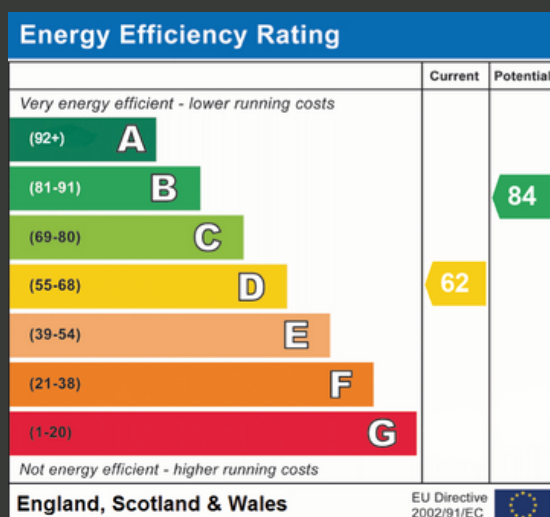
THIS BEAUTIFULLY REFURBISHED THREE-BEDROOM DETACHED HOUSE IN CALVERTON IS IDEALLY POSITIONED IN A CUL-DE-SAC POSITION, OFFERING CONVENIENT ACCESS TO LOCAL AMENITIES AND FACILITIES, WITH COLONEL FRANK SEELY ACADEMY JUST A SHORT WALK AWAY.

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 BEDROOM TWO GENEROUSLY SIZED DOUBLES AND A COMFORTABLE SINGLE ALONG WITH A NEWLY RENOVATED 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 CENTER, AND EVERYTHING NEEDED FOR DAY-TO-DAY LIVING, ALONG WITH RELIABLE PUBLIC TRANSPORT CONNECTIONS TO NOTTINGHAM.



#### PORCH

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

#### LIVING ROOM/DINING ROOM

11' 8" x 8' 5" (3.56m x 2.58m)

L-shaped room measuring 2.38m at the narrowest point

#### KITCHEN

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

#### BATHROOM

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

#### BEDROOM ONE

11' 2" x 10' 2" (3.40m x 3.10m)

#### BEDROOM TWO

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

#### BEDROOM THREE

8' 6" x 7' 4" (2.60m x 2.25m)

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- INITIAL 6 MONTHS FIXED TERM SHORTHOLD TENANCY THEREAFTER  
A PERIODIC MONTHLY ROLLING TENANCY.
- DEPOSIT £1,384.61
- 70 SQ METERS

#### 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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