



# £950.00

Per Calendar Month

LEE ROAD  
CALVERTON

- GOOD LOCATION
- MODERN KITCHEN
- GOOD SIZED BEDROOMS
- DINING ROOM
- LARGE GARDEN
- EPC C



# Modern Stylish Two-Bedroom Semi-Detached House

This well-maintained two bedroom semi-detached property offers spacious and practical accommodation, ideal for families or professional tenants.

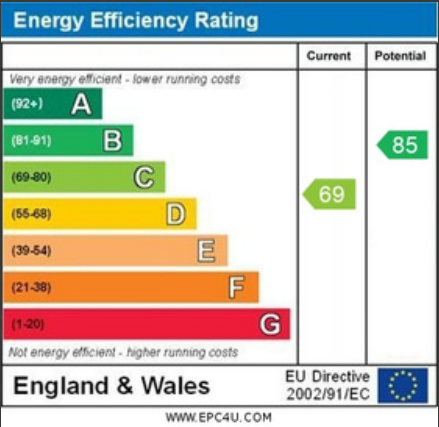
The property briefly comprises a bright and welcoming living room with neutral décor and carpeted flooring, providing a comfortable space to relax. To the rear is a modern fitted kitchen with ample cupboard and worktop space, integrated oven, hob and fridge freezer. French doors open directly onto the generous rear garden, allowing plenty of natural light and easy access to outdoor space. A separate utility room provides additional storage and laundry facilities.

Upstairs, there are two well-proportioned bedrooms, both finished in neutral tones and offering good-sized bedrooms great for families. The family bathroom is fitted with a white suite including bath with shower over, wash basin and WC and is fully tiled for easy maintenance.

Externally, the property benefits from a good-sized rear garden, mainly laid to lawn, offering plenty of space for outdoor use. To the front, there is a lawned garden and driveway.

Situated in a popular residential area, the property is conveniently located close to local amenities, schools, and transport links.

- LOUNGE  
15' 5" x 10' 8" (4.72m x 3.27m)
- DINING ROOM  
13' 3" x 6' 9" (4.06m x 2.07m)
- KITCHEN  
17' 4" x 9' 3"(5.29m x 2.82m)
- UTILITY ROOM  
9' 8" x 5' 9" (2.96m x 1.77m)
- MASTER BEDROOM  
13' 11" x 10' 7" (4.26m x 3.24m)
- BEDROOM TWO  
11' 7" x 9' 5" (3.55m x 2.88m)







- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- INITIAL 6 MONTHS FIXED TERM THEN A MONTHLY ROLLING CONTRACT
- SHORTHOLD TENANCY DEPOSIT £1,096.15

SECURITY DEPOSIT SET AT A MAXIMUM OF FIVE WEEKS RENT, THIS COVERS DAMAGES OR DEFAULTS ON THE PART OF THE TENANT DURING THE TENANCY. AS AN AGENCY WE ARE NOT CHARGING TENANTS A HOLDING DEPOSIT.

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## Lesley Greaves Estate & Lettings Agents

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