



**51 Lee Road, Calverton – NG14 6NB**

Guide Price **£200,000 – £210,000**





## 51 Lee Road

Calverton, Nottingham

GUIDE PRICE £200,000–£210,000 Well-presented 2 double bed semi in Calverton with spacious lounge, open-plan dining kitchen, bathroom, low-maintenance garden and driveway parking for 2 cars!

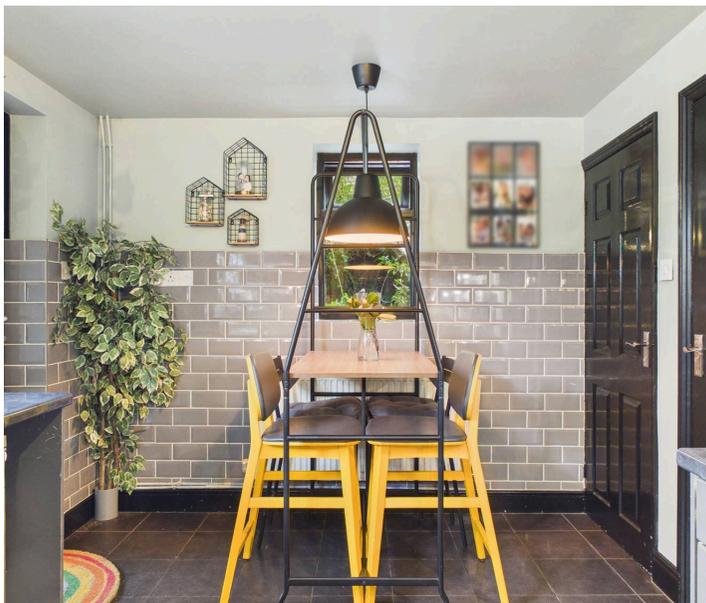
Council Tax band: A

Tenure: Freehold

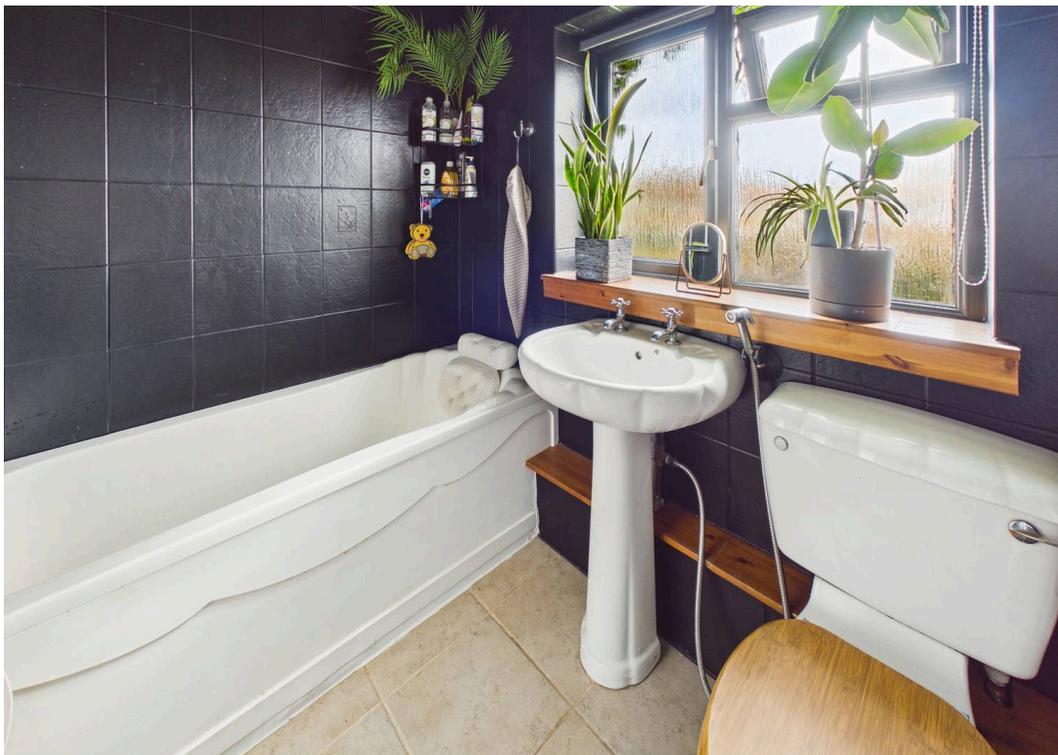
EPC Energy Efficiency Rating: D

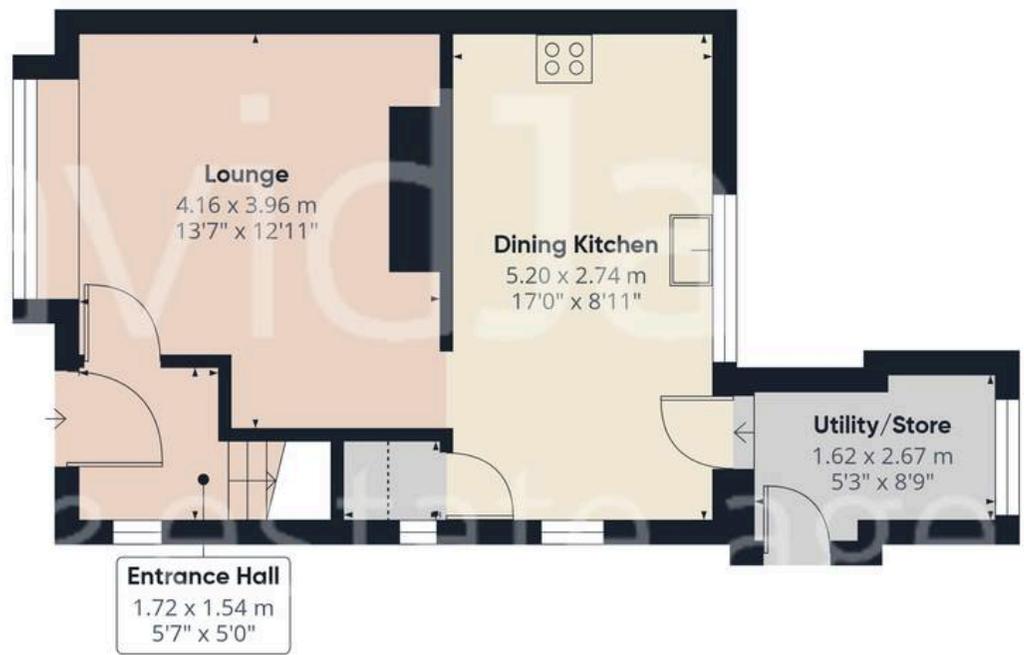
EPC Environmental Impact Rating: D

- Semi-detached family home
- Ideally positioned to take advantage of Calverton's village amenities, schools and transport links
- Bright and pleasantly-decorated lounge
- Open-plan dining kitchen with integrated appliances
- Useful utility/store room to the rear with garden access
- Two first floor double bedrooms
- First floor family bathroom with a three-piece white suite and rainfall over-bath shower
- Worcester boiler with Hive smart thermostat controls and front/side security camera system
- Low-maintenance rear garden with patio seating space, lawn and rubber mulch play area
- Driveway to the front provides parking for two vehicles









Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

71.6 m<sup>2</sup>  
770 ft<sup>2</sup>

**Reduced headroom**

0.4 m<sup>2</sup>  
4 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



## David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://www.david-james.com)

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