



Lesley
Greaves
estate & letting agents



£500 pcm

Mansfield Lane
Calverton
Nottingham
NG14 6NP

EPC Rating 'D'

Local Authority Gedling Borough Council

Council Tax Band A

- Village Location
- Close To Amenities
- First Floor Flat
- Kitchen
- Bathroom
- Living Room
- Two Bedrooms
- Allocated Parking

Property Directions:

Proceeding on Main Street in Calverton towards the B6386 take a right hand turn on Mansfield Lane, just after the shopping precinct, the property can be identified by our to let board on the left hand side.

Gedling

20 Main Road
Gedling
Nottingham
NG4 3HP

Contact Us

www.lesleygreaves.co.uk
lettings@lesleygreaves.co.uk
0115 931 4474 option 2

First floor flat with allocated parking, in prime position close to an array of local amenities. In brief the accommodation is accessed by a private front door and comprises a kitchen, bathroom, living room and two bedrooms. Calverton is a well served village 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.

UPVC DOUBLE GLAZED DOOR TO-

LOBBY

Stairs to upstairs accommodation.

LANDING

uPVC double glazed window to the side, storage cupboard housing the hot water tank, doors to two bedrooms, kitchen, living room and bathroom. Loft hatch to the ceiling.

KITCHEN

10' 5" x 6' 0" (3.19m x 1.85m)

With a range of fitted wall and base units, stainless steel sink with mixer tap, tiled flooring, boiler, freestanding oven, pantry, space for fridge freezer.

LIVING ROOM

17' 8" x 9' 10" (5.40m x 3.01m)

uPVC double glazed window to the front, radiator, coving to the ceiling and feature surround with electric fire.

BEDROOM ONE

12' 0" x 9' 11" (3.67m x 3.03m)

uPVC double glazed window to the rear, radiator and coving to the ceiling.

BEDROOM TWO

9' 4" x 8' 11" (2.86m x 2.72m)

uPVC double glazed window to the rear, radiator and coving to the ceiling.

BATHROOM

Three piece bathroom suite comprising a low level WC, pedestal sink, bath with electric shower over, radiator and uPVC double glazed window to the rear.

OUTSIDE

Allocated parking space adjacent to the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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



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