



Lee Road
Calverton, Nottingham NG14 6NA

THREE BEDROOM EXTENDED SEMI-DETACHED
FAMILY HOME

Asking Price £220,000 Freehold



A SPACIOUS AND EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME OFFERING VERSATILE ACCOMMODATION, INCLUDING A CONSERVATORY, GROUND FLOOR SHOWER ROOM, FIRST FLOOR BATHROOM, GENEROUS OFF-ROAD PARKING, DETACHED GARAGE AND AN ENCLOSED REAR GARDEN.

Robert Ellis are pleased to bring to the market this well-proportioned three bedroom semi-detached property, situated on Lee Road within the popular village of Calverton.

The property offers spacious and flexible accommodation arranged over two floors and would make an ideal home for a growing family. Benefits include an extended living room, fitted kitchen with an adjoining utility/store area, conservatory, three well-proportioned bedrooms and the convenience of bathroom facilities on both floors. The property further benefits from a gas combination boiler installed in 2024 and a partially boarded loft, providing useful additional storage.

The accommodation is entered through an enclosed entrance porch, which leads into the main hallway. From here, stairs rise to the first floor and doors provide access to the ground floor rooms.

The extended living room is a particularly generous reception space, measuring approximately 22 feet in length. The room benefits from bay windows overlooking the rear garden, radiators and a feature fireplace with a wooden mantle, stone hearth and surround incorporating an electric fire.

The kitchen is fitted with a range of matching wall and base units with work surfaces over, a stainless-steel sink and drainer, tiled splashbacks and space for a cooker and washing machine. Windows to the front and side elevations provide plenty of natural light. An archway leads into a useful utility/store area, which offers space for a fridge freezer and provides access to the conservatory and ground floor shower room.

The shower room is fitted with a three-piece suite comprising a walk-in shower enclosure, low-flush WC and vanity wash hand basin, together with built-in storage cupboards.

Completing the ground floor accommodation is the conservatory, which has windows overlooking the garden and French doors opening onto the patio. A radiator allows this room to be enjoyed throughout much of the year, making it suitable as an additional sitting room, dining area or playroom.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The two main bedrooms are both generous double rooms and benefit from fitted wardrobes with mirrored sliding doors. The third bedroom is positioned at the front and includes useful built-in storage.

The family bathroom is fitted with a corner panelled bath with a mains-fed shower over, low-flush WC and pedestal wash hand basin.

Outside, the property has a spacious block-paved driveway providing off-road parking for several vehicles. A further driveway extends along the side of the house and leads through secure gates to the detached sectional garage, which has a roller shutter door, lighting and power.

The enclosed rear garden is a good size and is laid mainly to lawn, with paved patio areas providing space for outdoor seating and entertaining. The garden also includes mature shrubs and trees, with hedging and fencing to the



Entrance Porch

3'2 x 8'01 approx (0.97m x 2.46m approx)

UPVC double glazed entrance door to the front elevation, UPVC double glazed window to the front elevation, tiling to the floor, wall light point, internal UPVC double glazed entrance door leading to the inner entrance hallway.

Entrance Hallway

4'6 x 8'8 approx (1.37m x 2.64m approx)

UPVC double glazed door to the front elevation with double glazed panels either side, staircase leading to the first floor landing, ceiling light point, wall mounted radiator, panelled doors leading off to:

Living Room

11'11 x 22'3 approx (3.63m x 6.78m approx)

This spacious extended living room benefits from having UPVC double glazed bay windows to the rear elevation, wall mounted radiators, ceiling light point, wall light points, coving to the ceiling, dado rail, feature fireplace with wooden mantle, stone hearth and surround incorporating an electric fire.

Kitchen

11'05 x 12'2 approx (3.48m x 3.71m approx)

UPVC double glazed windows to the front and side elevations, a range of matching wall and base units incorporating laminate worksurfaces over, 1 1/2 bowl stainless steel sink with mixer tap over, space and plumbing for a washing machine, display cabinets, ceiling light point, tiled splashbacks, tiling to the floor, storage cupboard, space and point for a cooker, archway leading through to kitchen store/utility.

Kitchen Store/Utility

6'08 x 5'06 approx (2.03m x 1.68m approx)

Archway leading through to the kitchen, space and point for a fridge freezer, cupboards housing electrical consumer units and meters, internal UPVC double glazed French doors leading through to the conservatory, wall mounted radiator, ceiling light point, panelled door leading through to the ground floor shower room.

Shower Room

6'03 x 6'05 approx (1.91m x 1.96m approx)

Three piece suite comprising walk-in shower enclosure with electric Triton shower over, low level flush WC, semi-recessed vanity wash hand basin with storage cupboards below, additional built-in storage cabinets, UPVC double glazed window to the side elevation, tiling to the walls, tiling to the floor, chrome heated towel rail, ceiling light point, extractor unit.

Conservatory

9'07 x 10'5 approx (2.92m x 3.18m approx)

UPVC double glazed French doors leading out to the enclosed rear garden with UPVC double glazed windows to the side and rear elevations, wall mounted radiator providing year round use, wall light point, tiling to the floor.

First Floor Landing

UPVC double glazed window to the front elevation, loft access hatch, ceiling light point, panelled doors leading off to:

Loft

Partially boarded.

Family Bathroom

5'05 x 6'10 approx (1.65m x 2.08m approx)

Low level flush WC, pedestal wash hand basin, corner panelled bath with mains fed shower over, tiled splashbacks, ceiling light point, extractor unit, UPVC double glazed window to the side elevation, chrome heated towel rail.

Bedroom One

11'1 x 12'1 approx (3.38m x 3.68m approx)

UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, built-in wardrobes with sliding mirrored doors.

Bedroom Two

11'10 x 11'3 approx (3.61m x 3.43m approx)

UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, built-in wardrobes with sliding mirrored doors.

Bedroom Three

8'03 x 7'10 approx (2.51m x 2.39m approx)

UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, built-in storage cabinets providing additional further storage space.

Outside

Front of Property

To the front of the property there is a spacious block paved driveway providing off the road parking, hedging and fencing to the boundaries, pathway leading to the front entrance door, additional driveway to the side elevation leading to the freestanding concrete sectional garage, secure gated access to the rear garden.

Garage

Roller shutter door to the front elevation, light and power.

Rear of Property

To the rear of the property there is a good sized enclosed rear garden being laid mainly to lawn with paved patio areas, mature shrubs and trees planted to the borders, hedging to the boundaries.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 16mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

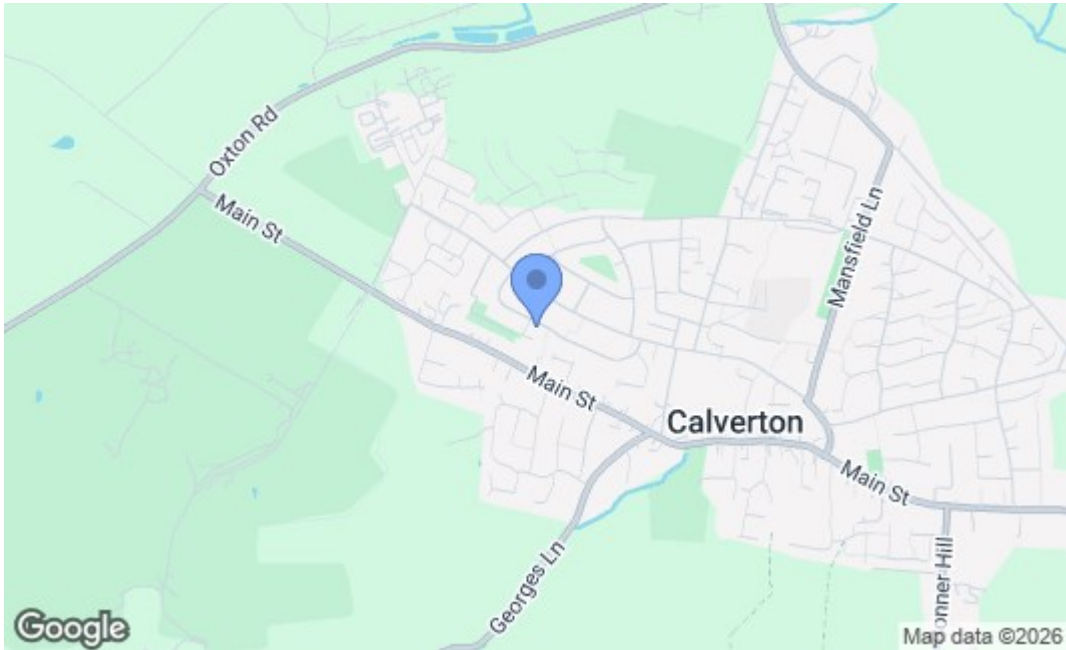
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.