



15 Grimesmoor Road, Calverton – NG14 6GX

Guide Price **£250,000**

DavidJames
the estate agent



15 Grimesmoor Road

Calverton, Nottingham

GUIDE PRICE £260,000–£270,000 Well-presented 4-bed semi-detached family home in Calverton! Bright lounge/dining room, superb conservatory, kitchen and modern bathroom plus an enclosed rear garden!

Council Tax band: A

Tenure: Freehold

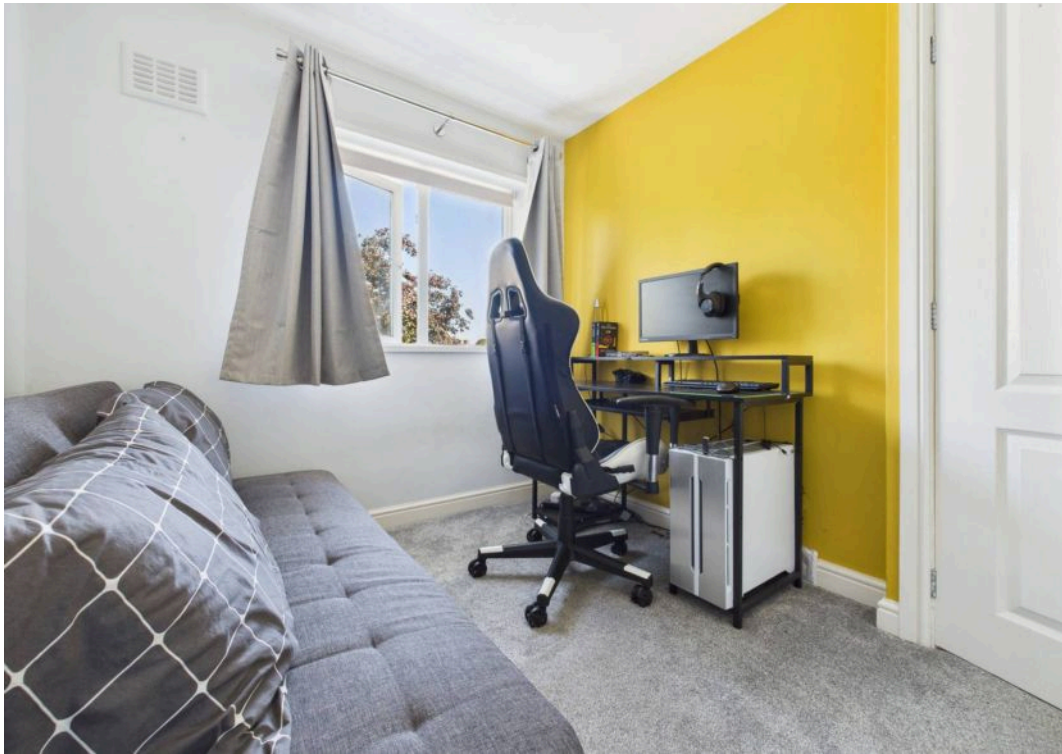
EPC Energy Efficiency Rating: D

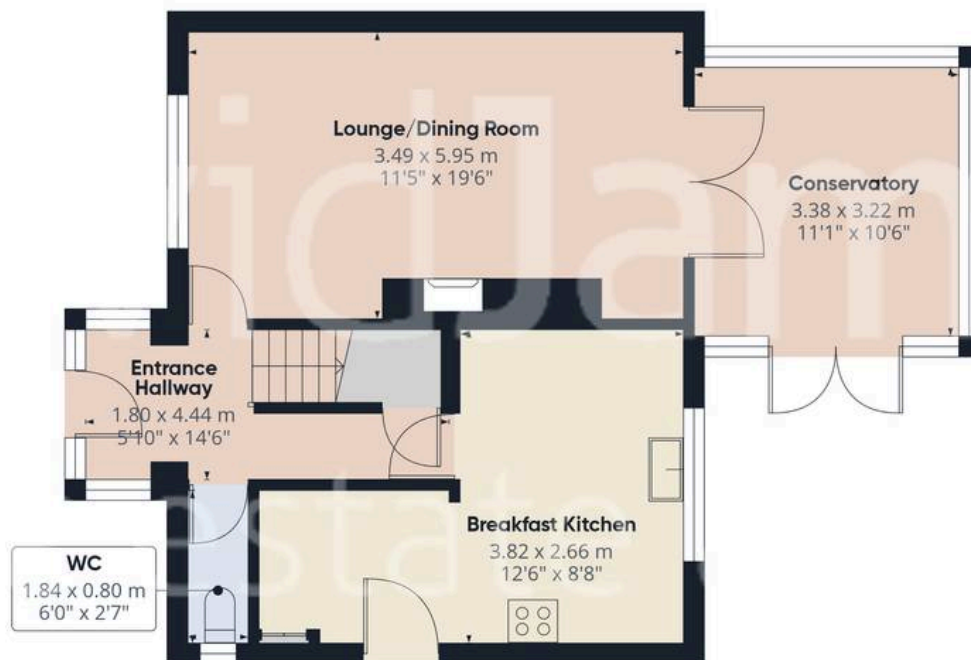
EPC Environmental Impact Rating: D

- Spacious semi-detached family home in the ever-popular Calverton
- Close to sought-after schools, shops, golf courses and transport links to Nottingham City Centre
- Bright entrance porch and welcoming hallway
- Generous lounge/dining room with a feature gas fire
- Versatile conservatory with French door garden access
- Modern fitted breakfast kitchen with dining space and space for freestanding appliances
- Four good-sized bedrooms with a variety of in-built wardrobe/storage solutions
- Contemporary family bathroom with a three-piece suite plus twin-head overbath shower
- Partially boarded loft with insulation, a drop-down ladder and lighting
- Attractive and private rear garden with patio, lawn, mature trees and barked play area

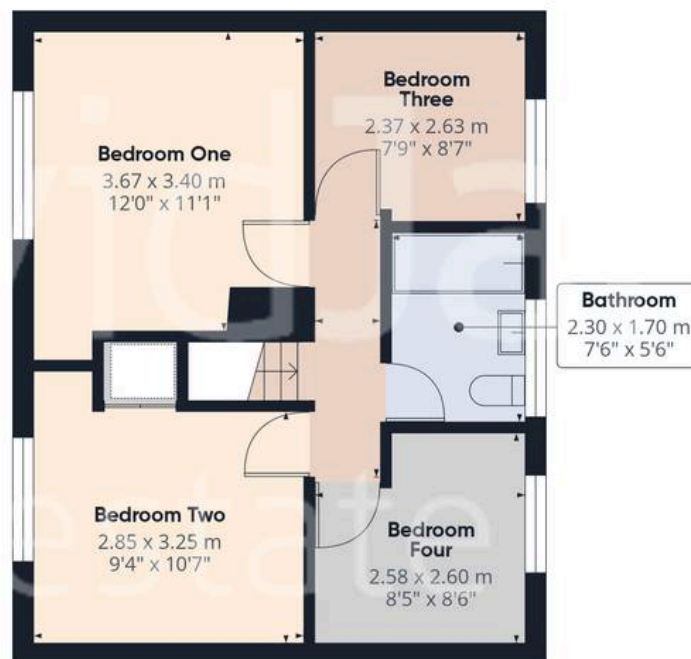








Floor 0



Floor 1

Approximate total area⁽¹⁾

96.5 m²

1038 ft²

(1) Excluding balconies and terraces

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

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