





Offers In Excess Of £280,000

Main Street
Burton Joyce
Nottingham
NG14 5DX

EPC Rating 'D'

A rare opportunity to acquire a bungalow on the flat, in prime central village location and offered for sale with no upward chain. In brief the accommodation comprises a living room, kitchen breakfast room, bedroom, shower room, dining room and conservatory to the ground floor and a loft room to the first floor. The property occupies a low maintenance corner plot and benefits from a driveway, accessed off Woodsend Close, and a longer than average detached single garage with storage area. Burton Joyce is a sought after village location on the River Trent with both rail and direct bus routes into Nottingham City Centre. The village amenities include a Co-op, Post Office, Public Houses/Restaurants, Doctors, Chemist, Dentist and a Primary School.





DOOR TO-

LIVING ROOM

19' 1" x 13' 9" into recess (5.82m x 4.21m)

Double glazed window to the front, radiator, coving to the ceiling, internal opaque window, shelving and electric fire suite.

INNER HALLWAY

11' 10" x 7' 0" (3.62m x 2.15m)

Radiator, storage cupboard, doors to the kitchen breakfast room, living room, shower room and dining room.



KITCHEN/BREAKFAST ROOM

11' 6" x 11' 10" (3.51m x 3.62m)

Fitted base and tall units with a work surface incorporating a sink unit with mixer tap. Pantry, gas point for cooker, space for a fridge freezer, integral washing machine, tiled splash backs, radiator, wall mounted boiler, cupboard housing the hot water cylinder, extractor, internal opaque window and uPVC double glazed window to the rear.

Door to-

REAR LOBBY

Glazed door to the rear garden.

DINING ROOM

11' 2" x 9' 10" into recess (3.42m x 3.02m)

uPVC double glazed window to the rear, radiator, stairs to the first floor, coving to the ceiling and open plan to-

CONSERVATORY

7' 3" x 8' 6" irregular shape, maximum measurements (2.22m x 2.61m)

Brick and uPVC double glazed construction with a polycarbonate roof.



BEDROOM

10' 11" x 10' 5" plus wardrobe recess (3.34m x 3.18m)

Double glazed window to the front, radiator, two built in wardrobes and TV aerial.

SHOWER ROOM

White fitted suite comprising a WC and wash hand basin within a vanity unit, double shower cubicle with an electric shower. Radiator, fully tiled walls, wall mounted blow heater and a uPVC double glazed opaque window to the side.

FIRST FLOOR

SMALL LANDING

Access to loft space and a door to-

LOFT ROOM

9' 4" x 11' 5" (2.86m x 3.48m head height reduces to 0.79m)

Double glazed window to the front, and a door to-

EN SUITE WC

Low level WC and wash hand basin.

OUTSIDE

Low maintenance gravelled and paved gardens to the front, side and rear, an all weather electric point and outside tap. There is a driveway at the side, accessed off Woodsend Close, providing off street parking and access to a longer than average detached single garage with storage space.

Tenure: Freehold

Council Tax Band C

Local Authority: Gedling Borough Council

Property Directions:

From the centre of Main Street in Burton Joyce, with Co-op to your left, the property can be found on the right hand side on the corner of Woodsend Close, identified by our for sale board.



TOTAL FLOOR AREA : 1177 sq.ft. (109.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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

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