



# £975.00

Per Calendar Month

MAIN STREET  
BURTON JOYCE

- VILLAGE LOCATION
- MODERN KITCHEN & BATHROOM
- GOOD SIZED GARDEN
- INTEGRATED APPLIANCES
- SPACIOUS BEDROOMS
- EPC E

## Deceptively Spacious Semi Detached Home

DECEPTIVELY SPACIOUS AND FULL OF CHARACTER, THIS QUIRKY SEMI-DETACHED HOME IS PERFECTLY POSITIONED IN THE HEART OF A HIGHLY SOUGHT-AFTER VILLAGE.

BEAUTIFULLY PRESENTED THROUGHOUT, THE PROPERTY SHOWCASES A FRESH, CONTEMPORARY DÉCOR, COMPLEMENTED BY A MODERN KITCHEN AND BATHROOM.

THE FRONT DOOR OPENS DIRECTLY INTO A WELCOMING LOUNGE, FEATURING STRIPPED WOODEN FLOORING AND AN OPEN FIREPLACE — IDEAL FOR COSY EVENINGS IN. A DOORWAY LEADS INTO THE DINING ROOM, WHICH FLOWS EFFORTLESSLY THROUGH TO THE KITCHEN. STYLISHLY FINISHED WITH SLEEK GLOSS WHITE UNITS, THE KITCHEN COMES FULLY EQUIPPED WITH AN INTEGRATED FRIDGE FREEZER, DISHWASHER, FITTED COOKER, MICROWAVE AND EXTRACTOR HOOD.

PATIO DOORS OPEN ONTO A GENEROUS SIZED REAR GARDEN, PROVIDING AN EXCELLENT SPACE FOR ENTERTAINING OR SIMPLY RELAXING OUTDOORS.

ARRANGED OVER THREE FLOORS, THE FIRST FLOOR OFFERS A SPACIOUS BEDROOM WITH A CHARMING CAST-IRON FEATURE FIREPLACE, ALONG WITH A MODERN BATHROOM FITTED WITH A BATH AND MAINS-FED SHOWER WITH GLASS SCREEN. STAIRS RISE TO THE SECOND FLOOR, REVEALING A FURTHER GENEROUSLY SIZED BEDROOM COMPLETE WITH BUILT-IN STORAGE.

WITH ITS VERSATILE THREE-STOREY LAYOUT AND SUBSTANTIAL GARDEN, THIS PROPERTY WOULD MAKE AN IDEAL FAMILY HOME OR PERFECTLY SUIT PROFESSIONAL COUPLES.

LOCATED IN THE DESIRABLE RIVERSIDE VILLAGE OF BURTON JOYCE, SET ALONG THE BANKS OF THE RIVER TRENT, THE AREA BENEFITS FROM EXCELLENT TRANSPORT LINKS, INCLUDING RAIL SERVICES AND DIRECT BUS ROUTES INTO NOTTINGHAM CITY CENTRE. THE VILLAGE ITSELF OFFERS A WIDE RANGE OF AMENITIES, INCLUDING A CO-OP, POST OFFICE, PUBS AND RESTAURANTS, A DOCTOR'S SURGERY, CHEMIST, DENTIST AND A WELL-REGARDED PRIMARY SCHOOL.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- INITIAL 6 MONTHS FIXED TERM SHORTHOLD TENANCY
- DEPOSIT £1,125.00
- 91 SQ METERS

## LIVING ROOM

11' 11" (INTO ALCOVE) X 11' 3" (3.65M X 3.43M)

## DINING ROOM

12' 1" X 11' 11" (3.70M X 3.64M)

## KITCHEN

20' 11" X 6' 2" (6.39M X 1.89M)

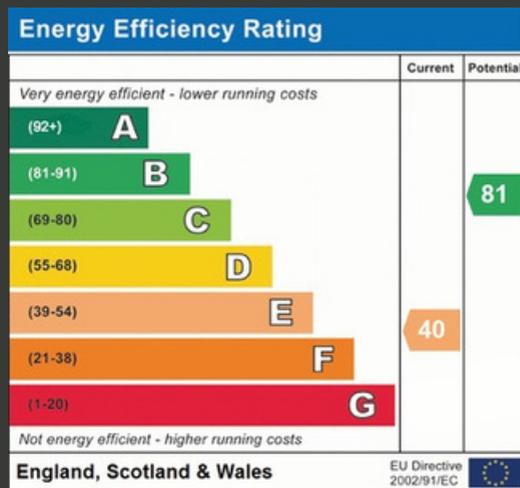
## BEDROOM ONE

11' 11" X 11' 3" (3.65M X 3.45M)

## BATHROOM

## BEDROOM TWO

16' 9" (INTO SLOPING ROOF) X 8' 11" (5.12M X 2.72M)



## 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

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