





£1,000 pcm

Padleys Lane, Burton Joyce, Nottingham, Nottinghamshire NG14 5BW

EPC Rating D





Close to an abundance of amenities and within walking distance of schools make this three bedroom property an ideal family home. The property in brief comprises an entrance lobby with access to a ground floor WC, an open plan living / dining room with patio doors to a balcony having views over Padleys Lane. The kitchen has wall and base units with a free standing oven and wall mounted chimney hood. To the first floor are three bedrooms and a four piece family bathroom. To the front of the property is a driveway leading to the garage and to the rear is a tiered garden with patio areas and garden. Viewings are recommended to appreciate the space available. With local river walks also close by and good transport links this is village life at it's best!

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.

Deposit £1,153.84  
 Council Tax Band D  
 Initial 6 months fixed term Shorthold Tenancy

**ENTRANCE LOBBY**

**WC**

**DINING AREA 16' 10" x 8' 11" (5.14m x 2.72m)**

**LOUNGE AREA 19' 4" x 11' 3" (5.90m x 3.44m)**

**KITCHEN 16' 5" x 8' 0" (to the maximum)(5.01m x 2.45m)**

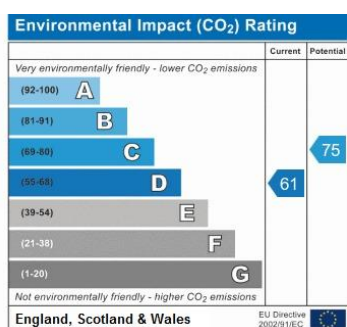
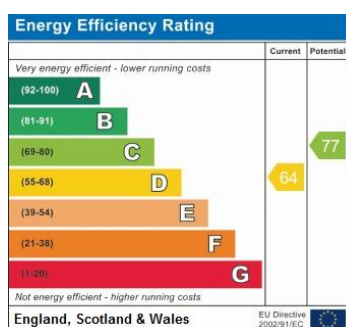
**MASTER BEDROOM 16' 1" to the face of the wardrobes) x 10' 4" (4.92m x 3.15m)**

**BEDROOM TWO 12' 0" x 10' 3" plus door recess (3.67m x 3.14m)**

**BEDROOM THREE 9' 10" x 8' 9" (3.00m x 2.67m)**

**BATHROOM**

**GARAGE**





COUNCIL TAX BAND: D

LOCAL AUTHORITY: Gedling Borough Council

#### 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.

20 Main Road  
Gedling  
Nottingham  
NG4 3HP

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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 and 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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