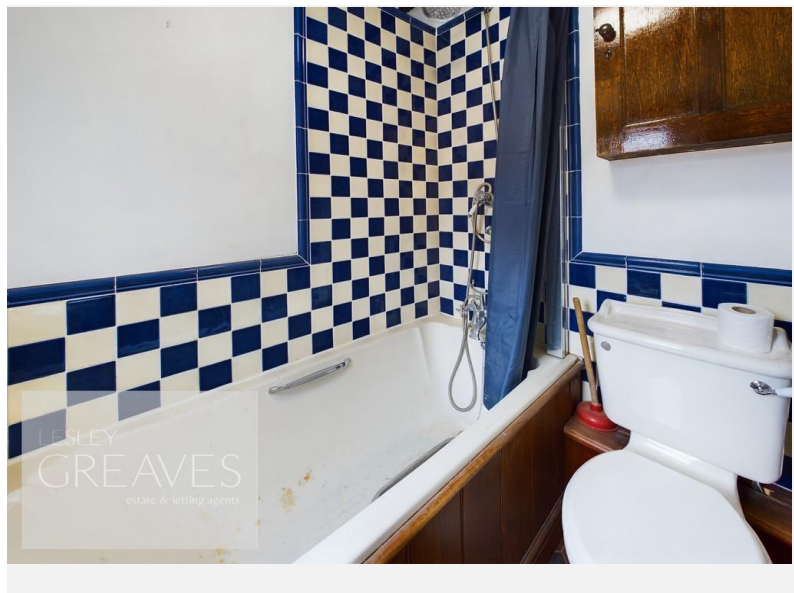
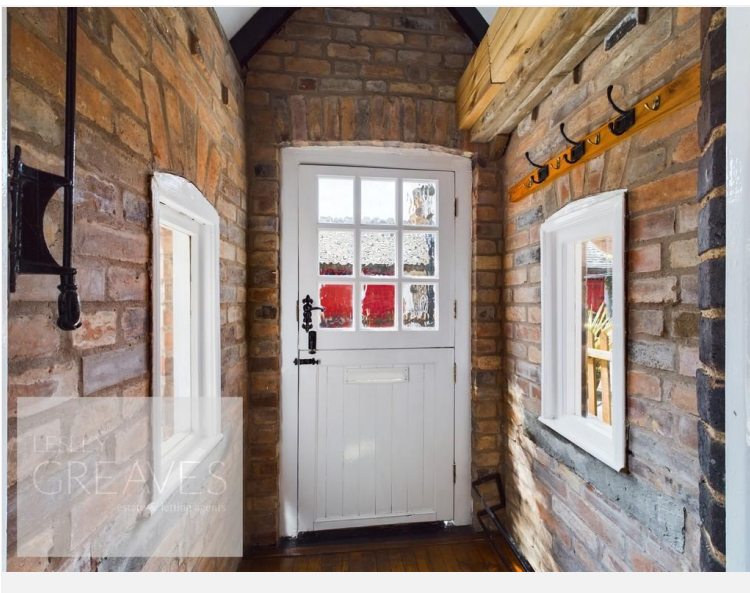




Guide Price £270,000

St. Lukes Way, Stoke Bardolph , Burton Joyce NG14 5HU

EPC Rating D



Well presented cottage offering a wealth of character features, set within a beautiful semi-rural location. In brief, there is a porch to the front, with a stable door, an oak fitted kitchen with a ceramic Butler style sink, fitted oven, gas hob, spaces for appliances, beams to the ceiling, wood flooring, feature cast iron fire and stove.

Downstairs bathroom, living room with beams to the ceiling, wood flooring, gas fire within a traditional style cast iron and tiled fireplace, under-stair storage cupboard and door to the enclosed stairs. Brick and uPVC double glazed conservatory with a glass roof, oak flooring and French doors to the rear garden. To the first floor is a landing with wood flooring and doors to the bedrooms all with stripped wood flooring and a feature cast iron fireplace to the master bedroom. To the front of the property is a Presscrete garden and two out houses, one of which has a window, power, lighting and telephone point. To the rear is an enclosed lawned garden with gated access. The detached brick built garage is situated at the rear, has an up and over door, personnel door, window, loft storage space, power and lighting. Stoke Bardolph is a small village having a local Public House, river and countryside walks, along with access to close by Burton Joyce and the Colwick Loop Road giving access to Nottingham Town Centre.

- Freehold

PORCH 4' 6" x 3' 7" (1.37m x 1.09m)

ENTRANCE HALL 6' 6" x 3' 3" (1.98m x 0.99m)

BATHROOM 5' 11" x 5' 2" (1.8m x 1.57m)

KITCHEN 8' 10" x 8' 9" (2.69m x 2.67m)

LIVING ROOM 13' 0" into recess x 12' 4" plus recess (3.96m x 3.76m)

CONSERVATORY 18' 0" x 8' 3" (5.49m x 2.51m)

BEDROOM ONE 15' 3" x 9' 0" into recess (4.65m x 2.74m)

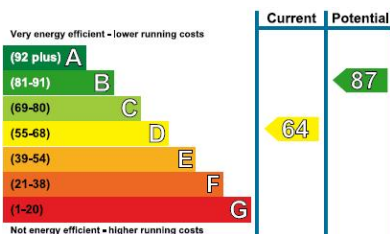
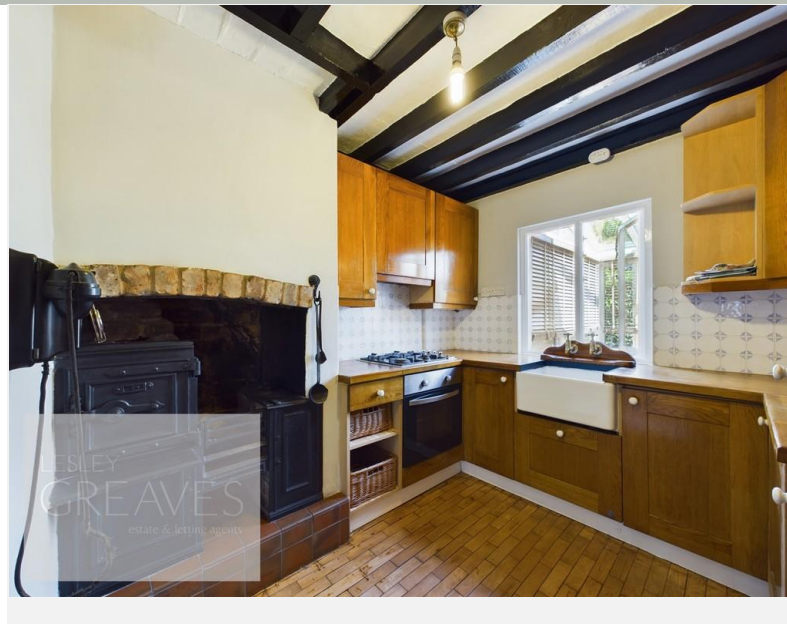
BEDROOM TWO 13' 0" x 7' 6" (3.96m x 2.29m)

BEDROOM THREE 9' 7" x 7' 4" (2.92m x 2.24m)

DETACHED GARAGE 26' 9" x 12' 6" at the maximum point (8.15m x 3.81m)

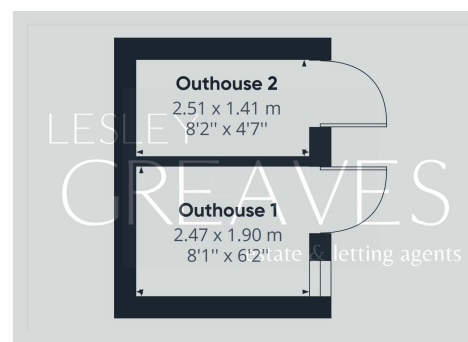
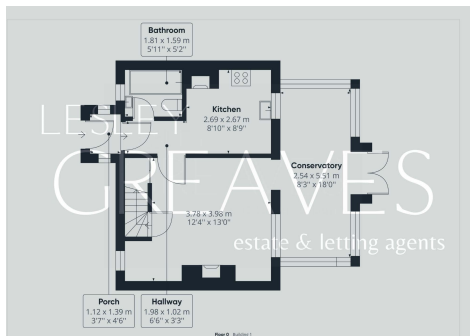
OUTHOUSE ONE 8' 1" x 6' 2" (2.46m x 1.88m)

OUTHOUSE TWO 8' 2" x 4' 7" (2.49m x 1.4m)



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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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