



£575,000

Main Street, Burton Joyce, Nottingham NG14 5EP

EPC Rating D



Versatile family home offering beautifully presented accommodation over two floors plus a study, backing onto the rear of the detached garage. In brief, a composite door leads to an enclosed porch with wood flooring which continues to the entrance hall. With stairs to the first floor and an under stair storage cupboard, to the ground floor is also bedroom four/study, which is bay fronted with built in storage, the lounge diner, with a multi fuel burning stove, beams to the ceiling, engineered wood flooring and double doors to the garden room. The kitchen diner is fitted with modern units incorporating an integrated dishwasher, wine fridge, fitted oven, hob, stainless steel extractor hood, underfloor heating, door to the utility room/WC and French doors onto the rear garden. To the first floor are three bedrooms with fitted furniture to the master bedroom and a modern four piece family bathroom with both a walk in shower and separate bath. The lawned rear garden has been landscaped with a paved patio area, a decked patio area, a shed and insulated study with power and lighting. To the front is a lawn garden, a block paved in and out driveway and side gated access. 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.

- Freehold
- Council tax band E

PORCH 4' 9" x 3' 6" (1.45m x 1.07m)

ENTRANCE HALL 10' 10" x 8' 2" maximum (3.3m x 2.49m)

LOUNGE/DINER 21' 7" x 12' 11" (6.58m x 3.94m)

SUN ROOM 12' 2" x 8' 0" (3.71m x 2.44m)

KITCHEN/DINER 19' 11" x 12' 10" maximum (6.07m x 3.91m)

UTILITY WC 9' 3" x 3' 8" (2.82m x 1.12m)

STUDY / BEDROOM FOUR 13' 1" x 12' 11" maximum, into recess, into bay (3.99m x 3.94m)

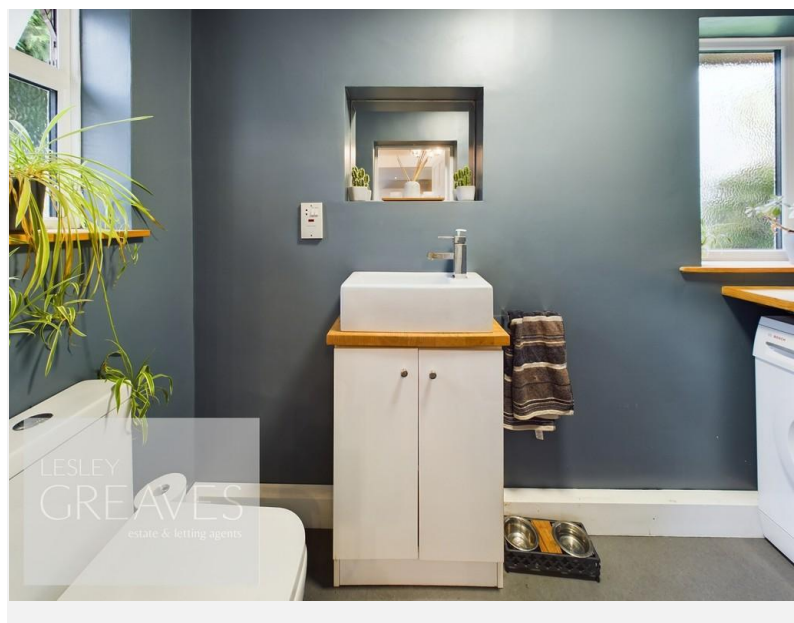
MASTER BEDROOM 16' 9" x 11' 5" plus recess (5.11m x 3.48m)

BEDROOM TWO 13' 0" x 11' 3" (3.96m x 3.43m)

BEDROOM THREE 8' 8" x 7' 11" (2.64m x 2.41m)

BATHROOM 10' 4" x 8' 7" maximum measurements (3.15m x 2.62m)

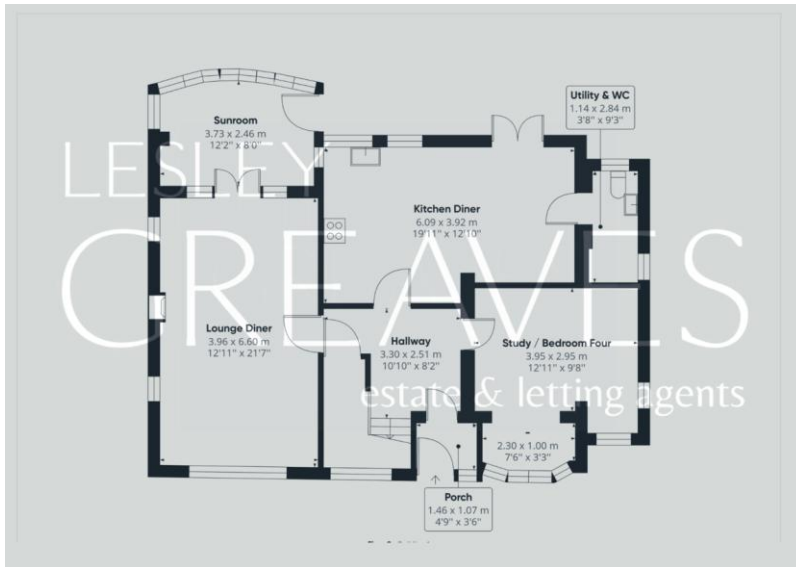
EXTERNAL OFFICE 10' 0" x 8' 11" (3.05m x 2.72m)



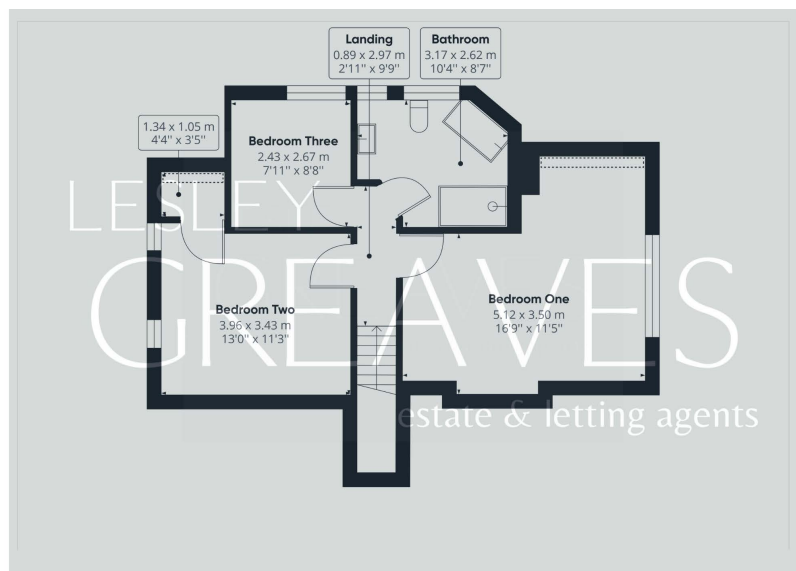


# LESLEY GREAVES

estate & letting agents



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: E

LOCAL AUTHORITY: Gedling Borough Council

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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 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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