



Guide Price £250,000-£260,000

Stoke Lane, Stoke Bardolph, Burton Joyce NG14 5HR

EPC Rating D



Beautiful terrace cottage with countryside views and generous gardens offering potential, subject to the necessary planning permission, for development.

In brief, the property spans three floors and comprises an entrance hallway, with built in cabinetry for storage and quarry tiled flooring, downstairs WC with wash hand basin, dining room with a multi fuel burner, living room with a feature gas fire suite and kitchen diner; Fitted with wooden units, wooden work surfaces, built in oven, gas hob, extractor and opening to a utility pantry with shelving, work surface, plumbing for a washing machine and space for a fridge freezer. To the first floor is a galleried landing with stripped wood flooring, a four piece bathroom with a bath and separate shower cubicle, two double bedrooms, both also with stripped wood flooring and stairs to the loft room from bedroom two. The loft room has two double glazed Velux windows and storage into the eaves.

To the front is a low maintenance slated garden and immediately to the rear is a courtyard with power, an outside tap and two useful brick built outhouses. Across the private road at the rear is a gravelled parking area and gardens divided into three areas with lawn, vegetable plots, sheds, a greenhouse, pond and fruit trees.

The property benefits from double glazing, electric and gas safety Certification

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

WC 5' 10" x 4' 9" (1.78m x 1.45m)

LIVING ROOM 11' 10" into recess x 11' 10"
(3.61m x 3.61m)

DINING ROOM 13' 11" x 11' 9" into recess (4.24m x 3.58m)

KITCHEN/DINER 18' 1" x 7' 9" plus recess (5.51m x 2.36m)

UTILITY PANTRY 5' 9" x 4' 11" (1.75m x 1.5m)

BEDROOM ONE 11' 10" into recess x 11' 8"
(3.61m x 3.56m)

BEDROOM TWO 13' 10" into recess x 9' 7" into recess (4.22m x 2.92m)

BATHROOM 10' 2" x 8' 0" (3.1m x 2.44m)

ATTIC ROOM 16' 9" maximum x 12' 1" reduced head height(5.11m x 3.68m)



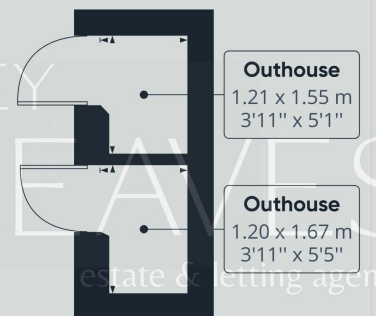
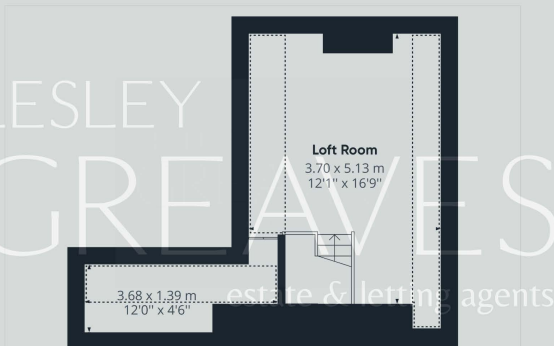
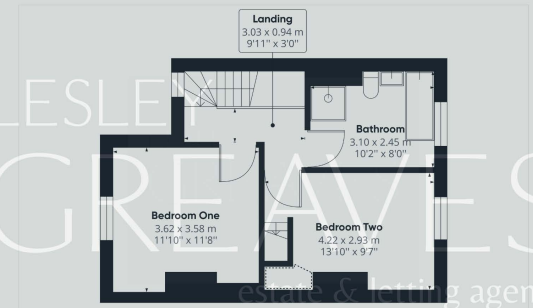
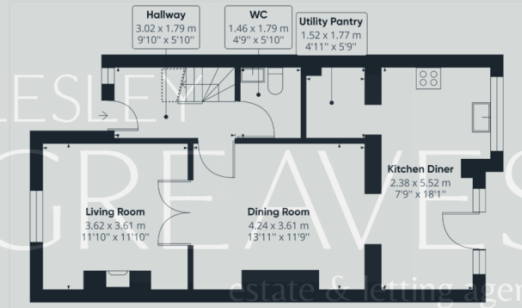


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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COUNCIL TAX BAND: B

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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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