



Guide Price £230,000-£240,000

Stoke Lane, Stoke Bardolph, Burton Joyce NG14 5HS

EPC Rating D





Traditional cottage with parking to the front and rear. In brief, the front door leads directly into the living room, which has a multi fuel burner and a door leading to the re-fitted kitchen which has spaces for a freestanding fridge freezer, dishwasher and cooker. In addition to the fitted kitchen cupboards is an under stair storage cupboard and a built in display cabinet. There is a rear entry lobby with a storage cupboard, a door to the rear yard and a door to a utility room with WC, which has under counter spaces for a washing machine and tumble dryer. Off the first floor landing is access to the boarded loft, via a pull down ladder, two bedrooms and a three piece bathroom with a mixer shower attachment over the bath and an airing cupboard.

There is access at the front via a shared private road with pedestrian and vehicular gates leading to a carport. A lawn garden leads to the house. To the rear is an enclosed yard with a brick built out house and gated access onto a parking area where there is further parking for this property.

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

ENTRY 5' 1" x 4' 7" (1.55m x 1.4m)

UTILITY WC 6' 10" x 4' 9" (2.08m x 1.45m)

KITCHEN 11' 11" x 11' 4" (3.63m x 3.45m)

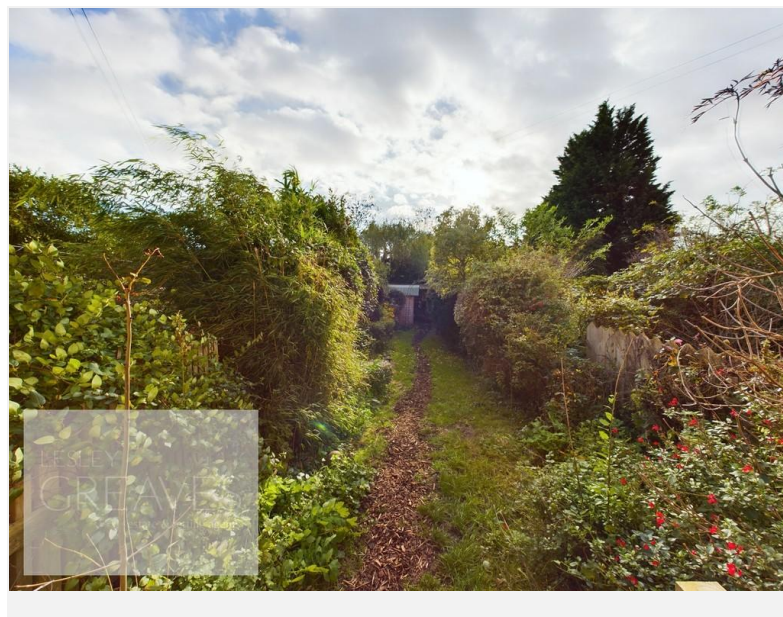
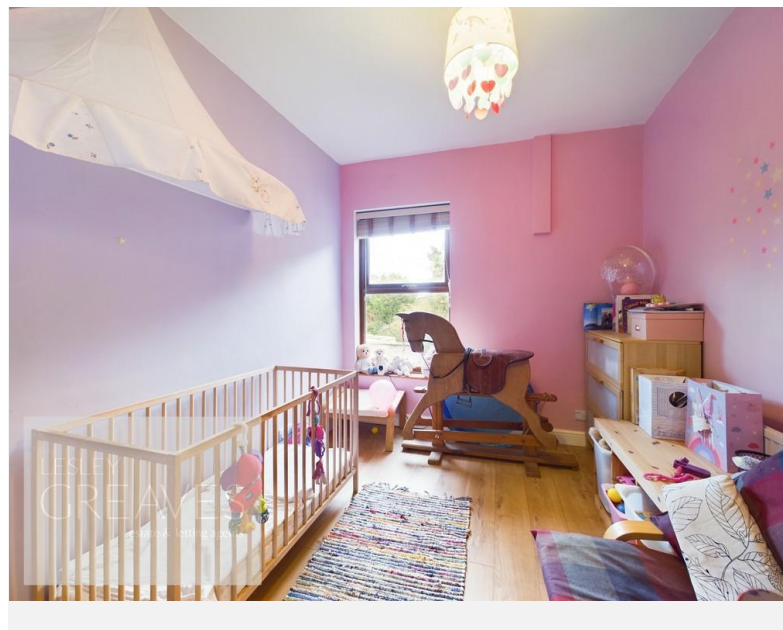
LIVING ROOM 11' 11" x 11' 4" into recess (3.63m x 3.45m)

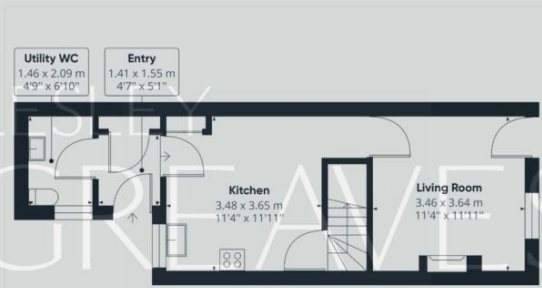
BEDROOM ONE 12' 0" x 11' 4" into recess (3.66m x 3.45m)

BEDROOM TWO 11' 4" x 8' 10" (3.45m x 2.69m)

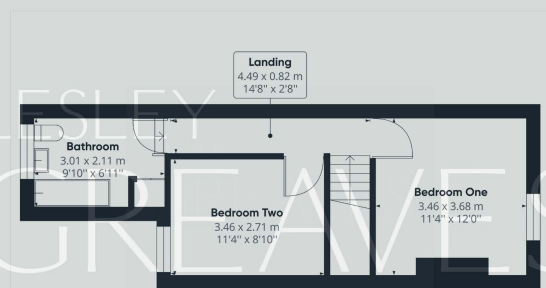
BATHROOM 9' 10" x 6' 11" (3m x 2.11m)

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		





estate & letting agents



estate & letting agents

COUNCIL TAX BAND: A

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road  
Gedling  
Nottingham  
NG4 3HP

Contact Us  
[www.lesleygreaves.co.uk](http://www.lesleygreaves.co.uk)  
[sales@lesleygreaves.co.uk](mailto:sales@lesleygreaves.co.uk)  
0115 987 7337

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.

Company Registration Number: 5773186 | VAT Number: 917862296

