



£1,950 pcm

Crow Park Drive, Burton Joyce, Nottingham, NG14 5AS

EPC Rating E



A stunning five bedroom property having two bedrooms to the ground floor, in brief the property has been renovated to a high standard and stands at the end of a cul-de-sac.

To the lower floor is an entrance hallway giving access to two bedrooms, lounge, kitchen/diner utility room and staircase to the first floor.

The lounge is of a good size and has a lovely bow window to the side, feature brick walls, wood flooring and a log burner. The kitchen/diner is also a great space featuring an integral fridge and dishwasher, five ring gas hob and double oven, along with bi folding doors leading to the garden. Also to lower floor is a utility room with door to the WC, there are two good sized bedrooms and a staircase leading to the second floor.

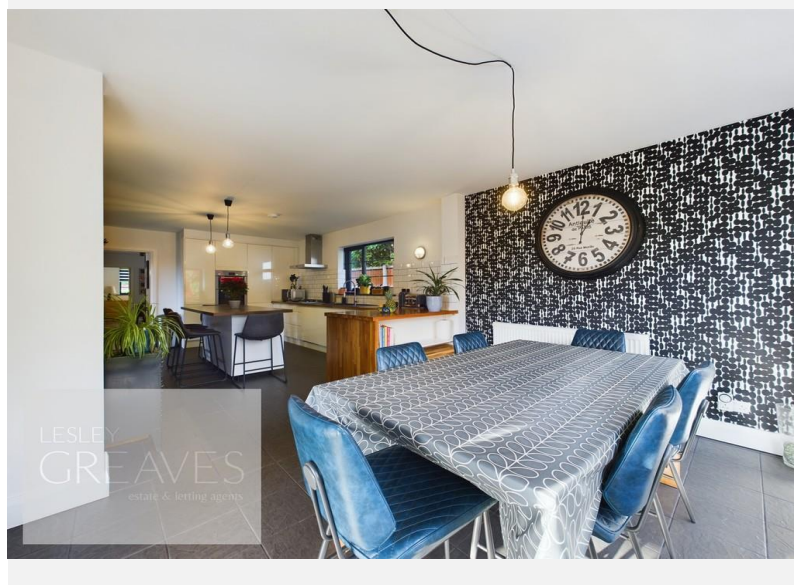
The second floor has a family bathroom, two further bedrooms and the master bedroom with walk in closet leading to the en-suite shower room, there is a veranda from of the master bedroom over looking the rear garden. To the front of the property is a lawn garden and driveway leading to the rear this has decked patio areas and lawn making a delightful space.

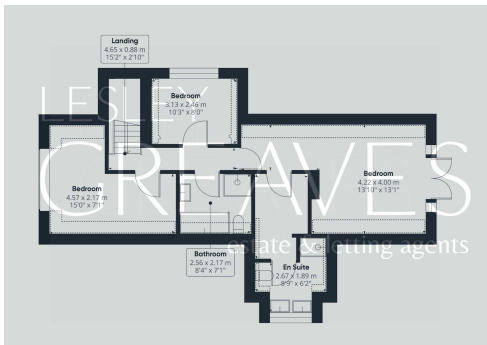
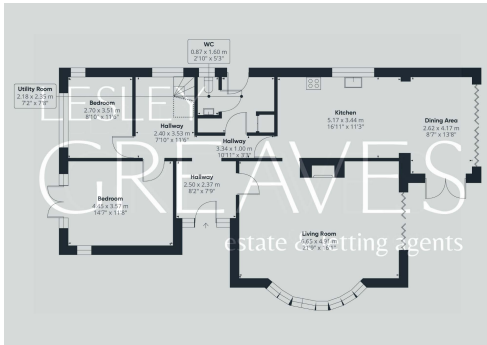
There is a garden room and garage which has been sectioned for use of the front part for storage only.

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 £2,250  
Council Tax Band E  
Initial 6 months fixed term Shorthold Tenancy

- BEDROOM 14' 7" x 11' 8" (4.45m x 3.57m)
- BEDROOM 8' 10" x 11' 6" (2.70m x 3.51m)
- LIVING ROOM 21' 9" x 16' 1" (6.65m x 4.91m)
- KITCHEN AREA 16' 11" x 11' 3" (5.17m x 3.44m)
- DINING AREA 13' 8" x 8' 7" (4.17m x 2.62m)
- UTILITY ROOM 7' 1" x 7' 8" (2.18m x 2.35m)
- WC 5' 2" x 2' 10" (1.60m x 0.87m)
- BEDROOM 14' 11" x 7' 1" (4.57m x 2.17m)
- BEDROOM 10' 3" x 8' 0" (3.13m x 2.46m)
- BATHROOM 8' 4" x 7' 1" (2.56m x 2.17m)
- MASTER BEDROOM 13' 10" x 13' 1" (4.22m Overall x 4.00m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	54 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND: E

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

Contact Us  
[www.lesleygreaves.co.uk](http://www.lesleygreaves.co.uk)  
[lettings@lesleygreaves.co.uk](mailto:lettings@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.

