



£275,000

Brookside Cottages, Burton Joyce, Nottingham NG14 5DA

EPC Rating D



Pretty former Frame Workers Cottage, located set back off the popular Lambley Lane. Viewings are recommended to appreciate the location and charm the property has to offer.

In brief, the property is accessed via French doors at the front in a lovely sun room, overlooking the garden. It has a double glazed glass roof and is open plan the living room. This cottage style room features beams to the ceiling and had a multi fuel burning stove. An inner lobby, with space and plumbing for a washing machine leads to the re-fitted modern white kitchen which has space for a fridge freezer, fitted oven, ceramic hob and a stainless steel extractor. There's a stable door into the garden and a door leading to the bathroom which is fitted with a white three piece suite, with a mixer shower attachment over the bath.

To the landing area is a second useful loft area and two double bedrooms. The master bedroom has access to the main loft and has a feature cast iron fireplace.

The front garden has been landscaped with raised beds and a sandstone pathway leading to a patio area. The rear garden has also been landscaped with low maintenance in mind; tiered with gravel levels, an outside tap and gates access at the rear onto Padleys Lane.

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 A

SUN ROOM 10' 5" x 6' 2" (3.18m x 1.88m)

LIVING ROOM 13' 7" x 11' 10" into recess (4.14m x 3.61m)

KITCHEN 8' 10" x 7' 10" (2.69m x 2.39m)

BATHROOM 7' 10" x 5' 4" (2.39m x 1.63m)

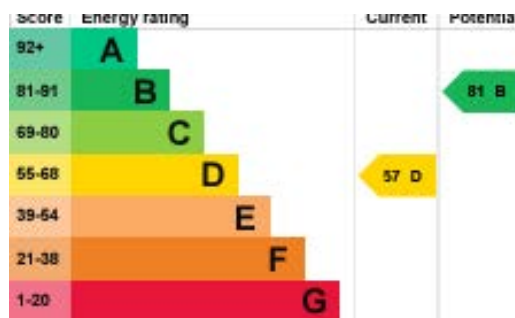
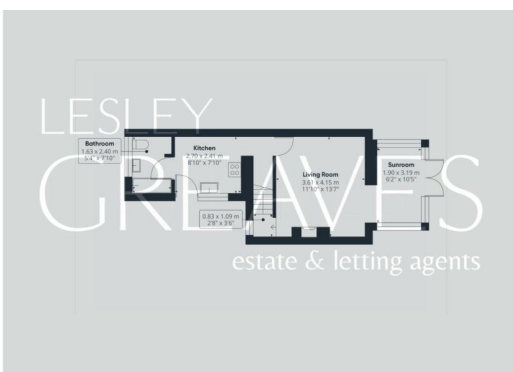
BEDROOM ONE 13' 9" x 12' 5" into recess (4.19m x 3.78m)

BEDROOM TWO 9' 2" x 7' 11" (2.79m x 2.41m)



# LESLEY GREAVES

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