



£275,000

BROOKSIDE COTTAGES BURTON JOYCE

- PRIME LOCATION
- COZY LIVING
- MODERN KITCHEN
- SPACIOUS BEDROOMS
- LANDSCAPED GARDENS
- CHARACTERFUL COTTAGE



Charming Former Frame Workers Cottage on Lambley Lane

THIS CHARMING FORMER FRAME WORKERS COTTAGE IS SET BACK FROM THE POPULAR LAMBLEY LANE, OFFERING A UNIQUE BLEND OF HISTORICAL CHARM AND MODERN CONVENIENCES.

VIEWINGS ARE HIGHLY RECOMMENDED TO FULLY APPRECIATE THE LOCATION AND CHARACTER OF THIS DELIGHTFUL PROPERTY.

THE PROPERTY IS ACCESSED VIA FRENCH DOORS LEADING INTO A LOVELY SUNROOM OVERLOOKING THE GARDEN. THE SUNROOM FEATURES A DOUBLE-GLAZED GLASS ROOF AND OPENS INTO THE COZY LIVING ROOM, WHICH BOASTS CEILING BEAMS AND A MULTI-FUEL BURNING STOVE, ENHANCING THE COTTAGE'S TRADITIONAL FEEL. AN INNER LOBBY, EQUIPPED WITH SPACE AND PLUMBING FOR A WASHING MACHINE, LEADS TO THE RE-FITTED MODERN WHITE KITCHEN. THE KITCHEN INCLUDES SPACE FOR A FRIDGE FREEZER, A FITTED OVEN, A CERAMIC HOB, AND A STAINLESS STEEL EXTRACTOR. A STABLE DOOR PROVIDES ACCESS TO THE GARDEN, AND A DOOR LEADS TO THE BATHROOM, WHICH IS FITTED WITH A WHITE THREE-PIECE SUITE AND A MIXER SHOWER OVER THE BATH.

UPSTAIRS, THE LANDING AREA OFFERS ACCESS TO A SECOND USEFUL LOFT SPACE AND TWO DOUBLE BEDROOMS. THE MASTER BEDROOM FEATURES A CAST IRON FIREPLACE AND ACCESS TO THE MAIN LOFT.

THE FRONT GARDEN HAS BEEN BEAUTIFULLY LANDSCAPED WITH RAISED BEDS AND A SANDSTONE PATHWAY LEADING TO A PATIO AREA. THE REAR GARDEN IS TIERED WITH GRAVEL LEVELS FOR LOW MAINTENANCE AND INCLUDES AN OUTSIDE TAP AND GATED ACCESS TO PADLEYS LANE.

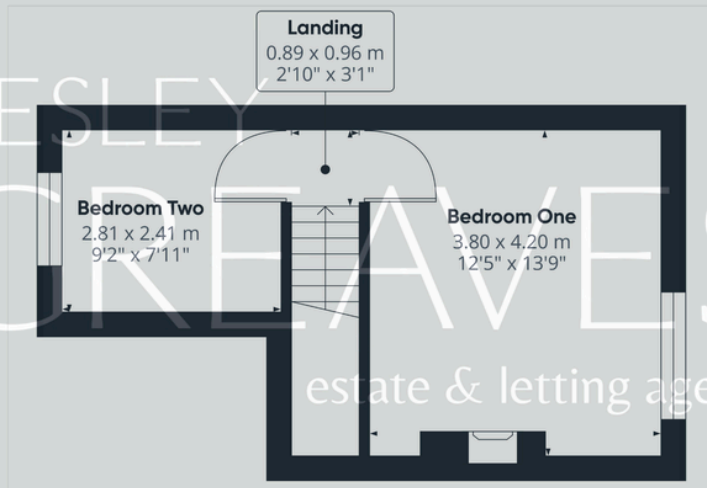
BURTON JOYCE IS A SOUGHT-AFTER VILLAGE ON

THE RIVER TRENT, OFFERING BOTH RAIL AND DIRECT BUS ROUTES INTO NOTTINGHAM CITY CENTRE. VILLAGE AMENITIES INCLUDE A CO-OP, POST OFFICE, PUBS/RESTAURANTS, DOCTORS, CHEMIST, DENTIST, AND A PRIMARY SCHOOL.

VIEWINGS ARE HIGHLY RECOMMENDED TO APPRECIATE THE CHARM AND CHARACTER OF THIS EXCEPTIONAL COTTAGE.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 68 SQ METERS





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

Lesley Greaves Estate & Lettings Agents

20 Main Road ,Gedling, Nottingham, NG4 3HG

0115 987 7337

sales@lesleygreaves.co.uk