

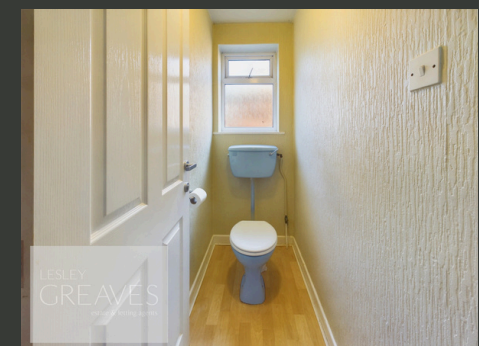


£300,000-£325,000

Guide Price

PADLEYS LANE
BURTON JOYCE

- THREE DOUBLE BEDROOMS
- LIVING/DINING ROOM
- DOWNSTAIRS WC
- LARGE GARDEN
- VILLAGE LOCATION
- MODERNISATION REQUIRED
- EPC D



Spacious Detached Family Home in Sought-After Burton Joyce

A WELL-POSITIONED DETACHED FAMILY HOME LOCATED IN THE HIGHLY DESIRABLE VILLAGE OF BURTON JOYCE. WHILE THE PROPERTY WOULD BENEFIT FROM SOME MODERNISATION, IT OFFERS SPACIOUS ACCOMMODATION AND EXCELLENT POTENTIAL.

UPON ENTERING, A WELCOMING PORCH WITH A CONVENIENT DOWNSTAIRS WC LEADS INTO THE ENTRANCE HALLWAY, WHICH NOW INCLUDES A DOOR PROVIDING DIRECT ACCESS TO THE GARAGE. THE HALLWAY FEATURES STAIRS TO THE FIRST FLOOR AND ACCESS TO BOTH THE LIVING ROOM AND DINING ROOM. THE BRIGHT LIVING ROOM FEATURES DUAL-ASPECT WINDOWS AND FLOWS SEAMLESSLY INTO THE DINING ROOM, WHICH BOASTS A DOOR OPENING ONTO THE REAR GARDEN. THE KITCHEN IS FITTED WITH A RANGE OF WALL AND BASE UNITS, AS WELL AS INTEGRATED FRIDGE AND PLUMBING FOR A WASHING MACHINE, WITH A DOOR PROVIDING FURTHER ACCESS TO THE GARDEN.

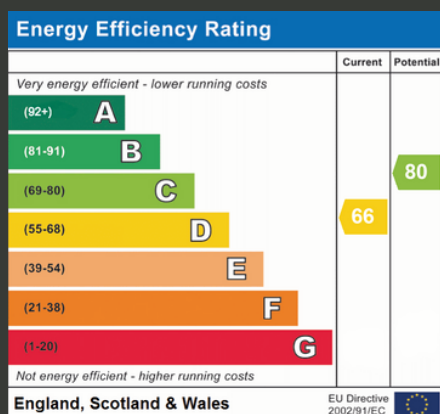
UPSTAIRS, THE FIRST FLOOR OFFERS A FAMILY SHOWER ROOM, A SEPARATE WC, AND THREE GENEROUSLY SIZED DOUBLE BEDROOMS, ALL WITH BUILT-IN STORAGE.

OUTSIDE, THE PROPERTY BENEFITS FROM A DRIVEWAY AND SINGLE GARAGE, OFFERING OFF-ROAD PARKING. THE MATURE GARDENS WRAP AROUND THE REAR AND SIDE OF THE PROPERTY, FEATURING PAVED PATIO AREAS, WELL-ESTABLISHED BORDERS, AND GATED ACCESS.

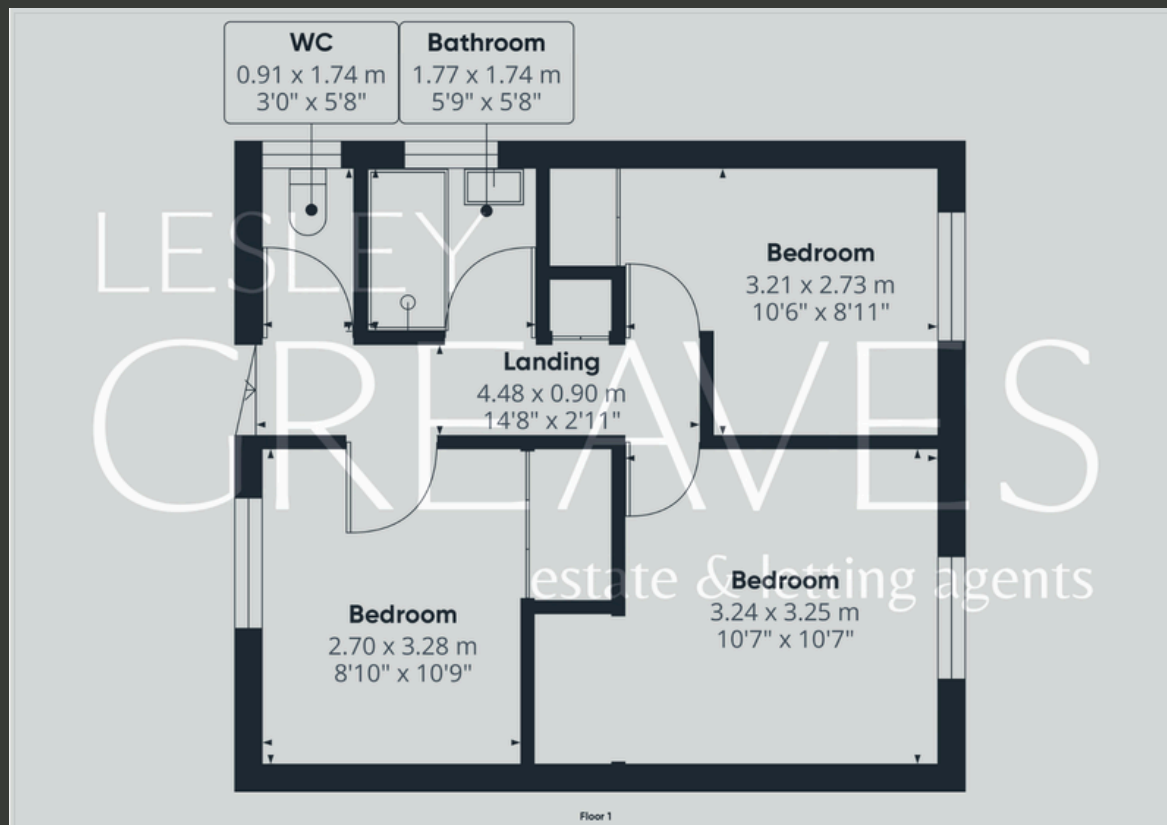
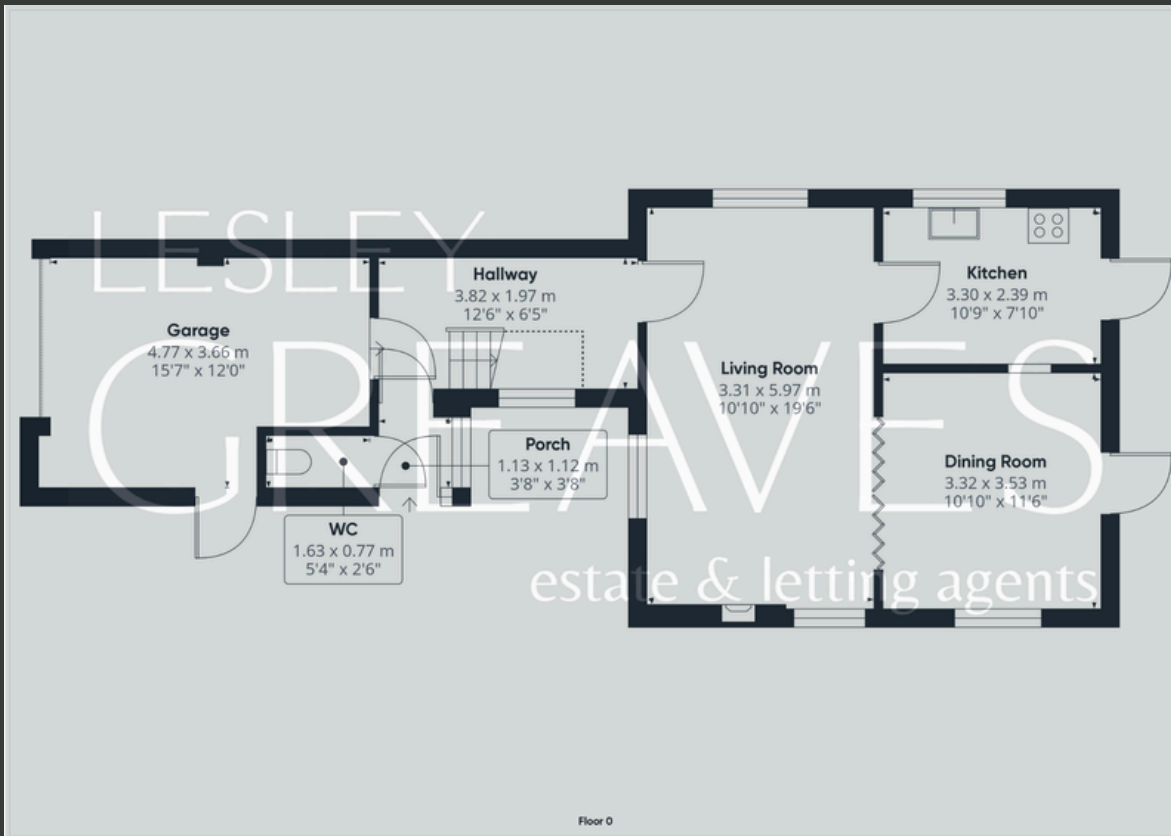
BURTON JOYCE IS A HIGHLY SOUGHT-AFTER VILLAGE, NESTLED ON THE BANKS OF THE RIVER TRENT, AND OFFERS EXCELLENT TRANSPORT LINKS TO NOTTINGHAM CITY CENTRE. LOCAL AMENITIES INCLUDE A CO-OP, POST OFFICE, A RANGE OF PUBS AND RESTAURANTS, A DOCTORS' SURGERY, CHEMIST, DENTIST, AND A PRIMARY SCHOOL.

THIS PROPERTY IS AN IDEAL FAMILY HOME WITH THE OPPORTUNITY TO ADD PERSONAL TOUCHES.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 91 SQM







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