



# £280,000-£300,000

## GUIDE PRICE

FOXHILL ROAD  
BURTON JOYCE



## Light-Filled Detached Bungalow, Village Setting

NESTLED IN A PEACEFUL VILLAGE SETTING, THIS SPACIOUS TWO BEDROOM DETACHED BUNGALOW OFFERS AN EXCELLENT OPPORTUNITY FOR THOSE SEEKING SINGLE-LEVEL LIVING WITH SCOPE TO PERSONALISE. SET ON A GENEROUS PLOT WITH MATURE GARDENS TO THE FRONT, SIDE AND REAR, THIS PROPERTY PROVIDES A TRANQUIL RETREAT WHILE STILL BEING CONVENIENTLY CLOSE TO LOCAL AMENITIES.

INSIDE, THE HOME OFFERS A WELCOMING ENTRANCE HALLWAY, ACCESSED THROUGH A GENEROUSLY SIZED PORCH, LEADING INTO A BRIGHT AND AIRY LIVING ROOM, IDEAL FOR RELAXING OR ENTERTAINING.

THE KITCHEN IS WELL-PROPORTIONED, OFFERING AMPLE STORAGE AND WORKTOP SPACE, WITH DUAL ASPECT WINDOWS ALLOWING FOR NATURAL LIGHT.

THE TWO BEDROOMS ARE BOTH WELL-SIZED WITH BUILT IN WARDROBES TO THE MASTER BEDROOM AND THE LAYOUT INCLUDES A SEPARATE WC AND A BATHROOM WITH SHOWER OVER BATH.

ADDITIONAL LIVING SPACE INCLUDES A FURTHER RECEPTION ROOM AND A BRIGHT CONSERVATORY OVERLOOKING THE REAR GARDEN, IDEAL FOR ENJOYING THE VIEW YEAR-ROUND.

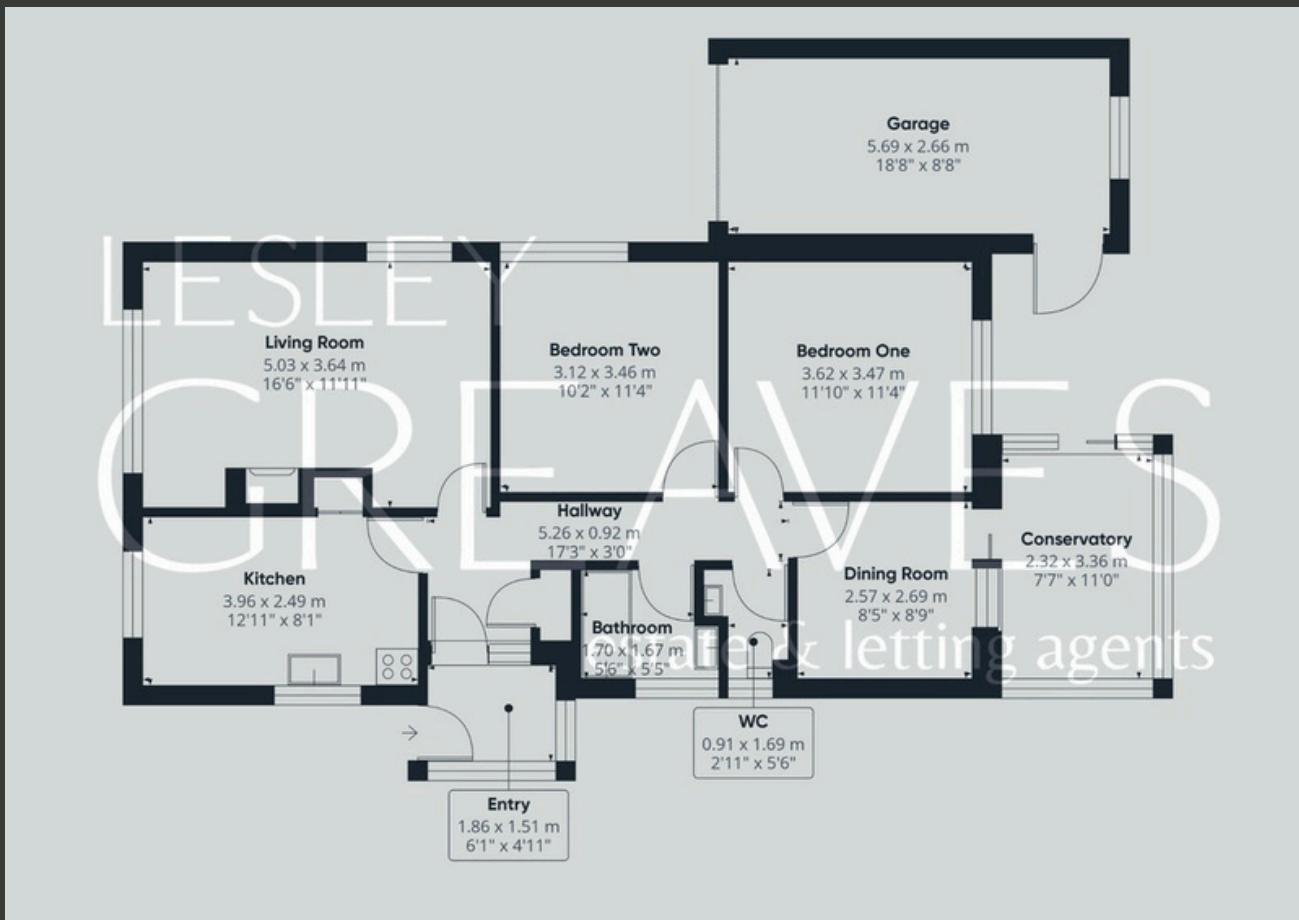
OUTSIDE, A PRIVATE DRIVEWAY LEADS TO A SINGLE GARAGE, PROVIDING OFF-ROAD PARKING AND EXTRA STORAGE.

THIS BUNGALOW IS PERFECT FOR DOWNSIZERS, COUPLES, OR SMALL FAMILIES SEEKING A PEACEFUL SETTING WITH THE OPPORTUNITY TO MODERNISE AND MAKE IT THEIR OWN. WITH NO UPWARD CHAIN, THIS HOME IS READY FOR ITS NEXT CHAPTER.

EARLY VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE POTENTIAL THIS LOVELY BUNGALOW OFFERS.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 75 SQ METERS





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

# Lesley Greaves Estate & Lettings Agents

22 Main Road, Gedling, Nottingham, NG4 3HG

0115 9877337

[Sales@lesleygreaves.co.uk](mailto:Sales@lesleygreaves.co.uk)