

JOHNSONS & PARTNERS

Estate and Letting Agency



23 STATION ROAD, BURTON JOYCE

NOTTINGHAM, NG14 5AN

OFFERS IN EXCESS OF £359,000



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A beautifully presented three/four bedroom, period, detached property; situated in a sought after location within this extremely popular village. The property has lovely riverside walks only a stones throw away; yet is also close enough to the centre of the village to enjoy all the other amenities on offer. These amenities include national and local shops as well as popular restaurants and bars; there is good access to schools and excellent public transport links which include a rail service serving Nottingham and Lincoln. The station is just a short walk from the property making it ideal for those needing to travel for business or pleasure; you couldn't wish for a better start to your daily commute. In brief the double glazed and centrally heated accommodation comprises open entrance porch, reception hallway, a light and airy lounge dining room with dual aspect to the front and rear elevations, modern fitted kitchen with oak cupboards and a really useful corner larder unit which provides a huge amount of storage with a full height sliding cupboard fitted too, from the kitchen there is access into the good sized conservatory with doors out to the private rear garden, there is also a door that leads to another room which doubles as a utility but is also ripe for use as a home office or a fourth bedroom, as it also has a cloakroom off that is fitted with a WC. To the first floor landing there is a lovely, feature, uPVC circular, double glazed window. There are three double bedrooms on this floor together with the re-fitted, modern bathroom, having a four piece suite. To the outside there is a manageable, walled, garden to the front with pedestrian and driveway access; the driveway allows for two vehicles, tandem style, parking. The rear garden is an absolute delight, it enjoys a sunny aspect and as well as the lawned area; also has a range of established, mature planting, that makes for a tranquil place to enjoy your private outdoor space. The property is very we

Open Entrance Porch

Reception Hallway
10'7" x 6'0" (3.23 x 1.83)

Lounge
21'3" x 12'0" (6.48 x 3.66 (6.47 x 3.65))

Kitchen
13'3" x 10'6" (4.04 x 3.20)

Conservatory
20'2" x 8'7" (6.15 x 2.62 (6.14 x 2.61))

Utility
15'7" x 7'3" (4.75 x 2.21)

Cloakroom

First Floor Landing

Bedroom One
12'11" x 12'1" (3.94 x 3.68)

Bedroom Two
12'0" x 8'0" (3.66 x 2.44)

Bedroom Three
10'6" x 7'0" (3.20 x 2.13)

Bathroom
7'9" x 7'1" (2.36 x 2.16)

Outside

EPC

Council Tax

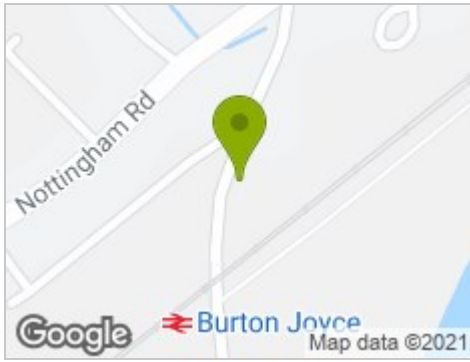
Agent Notes

Anti Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Johnsons and Partners require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Johnsons and Partners instructing solicitors in the purchase or the sale of a property.



Road Map



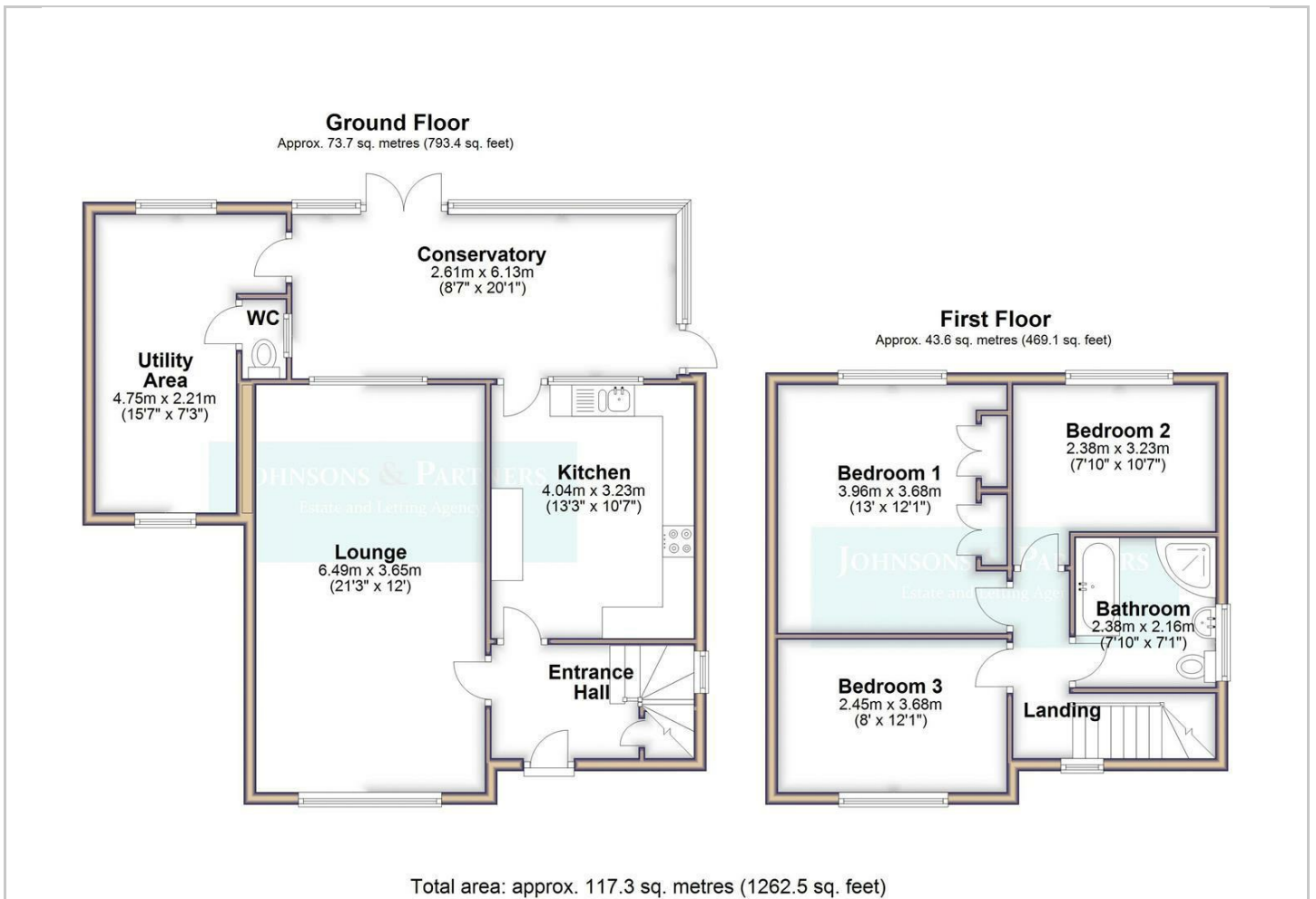
Hybrid Map



Terrain Map



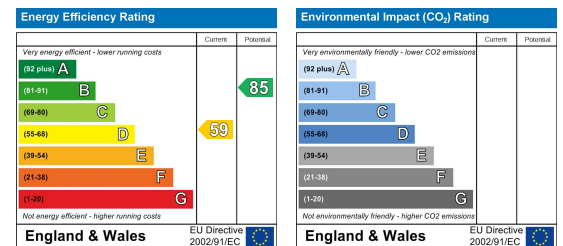
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.