



# £240,000

OFFERS OVER

ELMSDALE GARDENS  
BURTON JOYCE

- NO CHAIN
- MODERNISED BUNGALOW
- CONSERVATORY
- LANDSCAPED PRIVATE GARDEN
- OPEN PLAN KITCHEN LIVING ROOM
- COMMUNAL GARDENS
- OVER 55'S



## Modernised Bungalow in Elmsdale Gardens, Burton Joyce

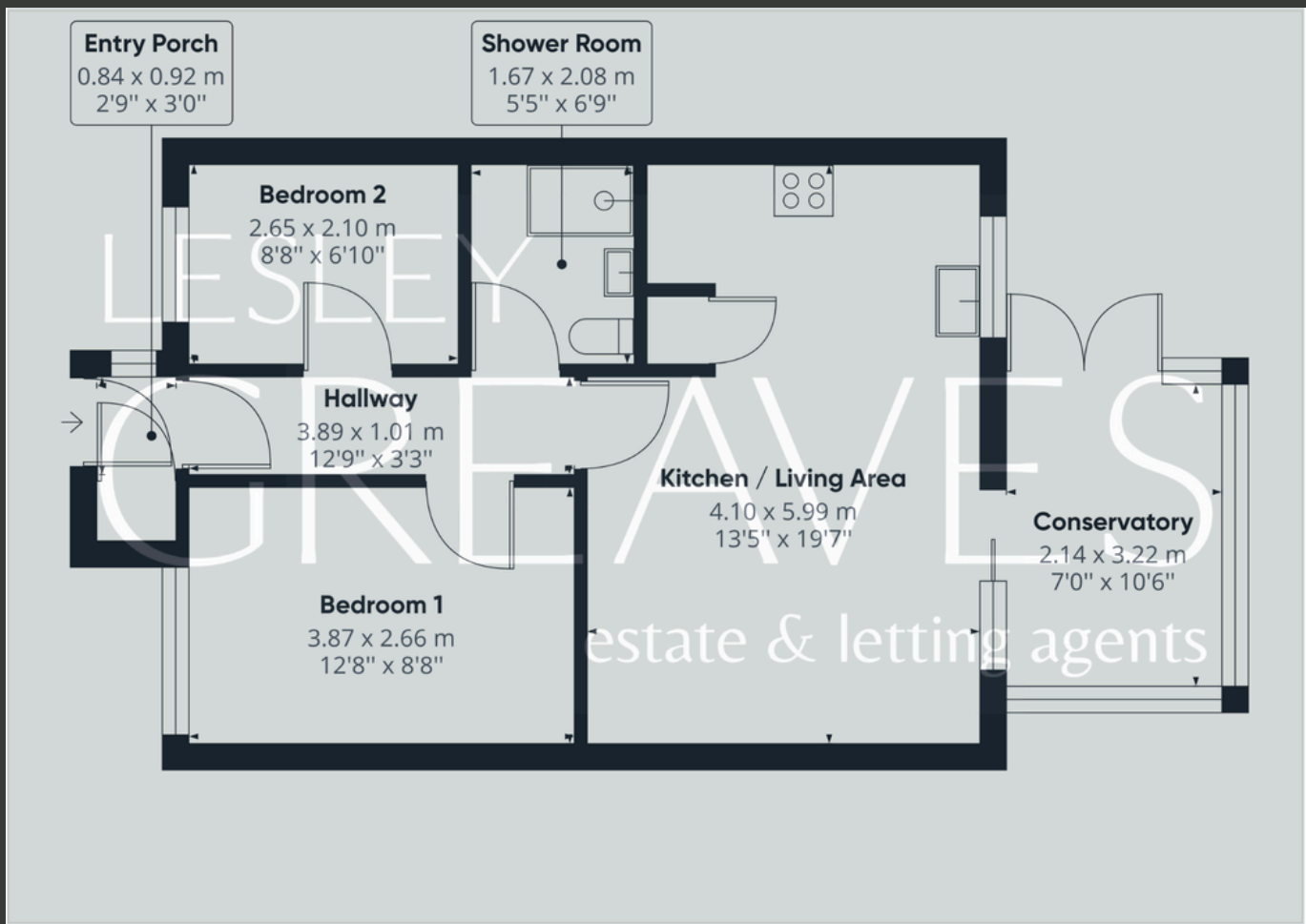
BEAUTIFULLY MODERNISED BUNGALOW IN THE SOUGHT-AFTER ELMSDALE GARDENS DEVELOPMENT, EXCLUSIVELY FOR THE OVER 55S. THIS CHARMING PROPERTY OFFERS COMMUNAL PARKING AND WELL-PRESENTED ACCOMMODATION FEATURING AN ENTRANCE PORCH WITH A STORAGE CUPBOARD, LEADING TO A WELCOMING HALLWAY.

THE HOME INCLUDES A MODERN SHOWER ROOM WITH AN ELECTRIC SHOWER, TWO BEDROOMS WITH FITTED WARDROBES IN THE MAIN BEDROOM, AND A STUNNING OPEN-PLAN KITCHEN LIVING ROOM. THE CONSERVATORY, BOASTING A GLASS ROOF AND FRENCH DOORS, OPENS ONTO A BEAUTIFULLY LANDSCAPED REAR GARDEN WITH PAVING AND RAISED BEDS, PROVIDING A TRANQUIL VIEW OF LAMBLEY LANE. THE KITCHEN IS EQUIPPED WITH AN INTEGRATED FRIDGE FREEZER, FITTED COOKER, ELECTRIC HOB, EXTRACTOR, BREAKFAST BAR, AND SPACE FOR A SEMI-INTEGRATED WASHING MACHINE. RESIDENTS CAN ALSO ENJOY THE COMMUNAL GARDENS.

LOCATED IN THE PICTURESQUE VILLAGE OF BURTON JOYCE ON THE RIVER TRENT, THIS BUNGALOW OFFERS CONVENIENT RAIL AND DIRECT BUS ROUTES INTO NOTTINGHAM CITY CENTRE. THE VILLAGE IS HOME TO VARIOUS AMENITIES, INCLUDING A CO-OP, POST OFFICE, RESTAURANTS, DOCTORS, CHEMIST, DENTIST, AND A PRIMARY SCHOOL.

IDEAL FOR THOSE SEEKING A PEACEFUL, WELL-CONNECTED VILLAGE LIFESTYLE WITH MODERN COMFORTS, THIS BUNGALOW IS A PERFECT CHOICE.

- LEASEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 50 SQ METERS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

# Lesley Greaves Estate & Lettings Agents

20 Main Road ,Gedling, Nottingham, NG4 3HG

0115 987 7337

sales@lesleygreaves.co.uk