LESLEY
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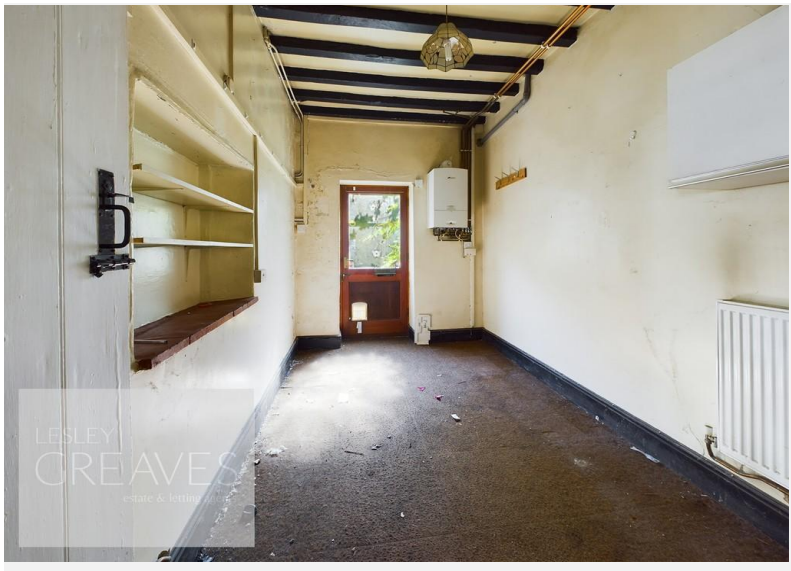
OIRO £220,000

Stoke Lane, Stoke Bardolph, Burton Joyce NG14 5HS

EPC Rating D



A great opportunity to acquire a renovation project within the picturesque village of Stoke Bardolph. In brief, this good size cottage retains original features and comprises an entrance reception room with beamed ceiling, inner hallway with under stair storage cupboard, kitchen and two reception rooms with an open fireplace to the living room and beamed ceiling to the dining room. To the first floor is a good size family bathroom and three bedrooms. There are gardens to the front and side and a yard area to the rear with outbuilding divided into a coal house, utility and WC. Stoke Bardolph is a small village having a local Public House, river and countryside walks, along with access to close by Burton Joyce and the Colwick Loop Road giving access to Nottingham Town Centre.

• Freehold

ENTRANCE RECEPTION 12' 5" x 7' 4" (3.78m x 2.24m)

LIVING ROOM 14' 10" x 11' 11" (4.52m x 3.63m)

DINING ROOM 15' 9" x 13' 7" into recess (4.8m x 4.14m)

KITCHEN 11' 10" x 6' 9" (3.61m x 2.06m)

BEDROOM ONE 16' 0" x 13' 10" reduced head height(4.88m x 4.22m)

BEDROOM TWO 14' 10" x 12' 4" into recess' (4.52m x 3.76m)

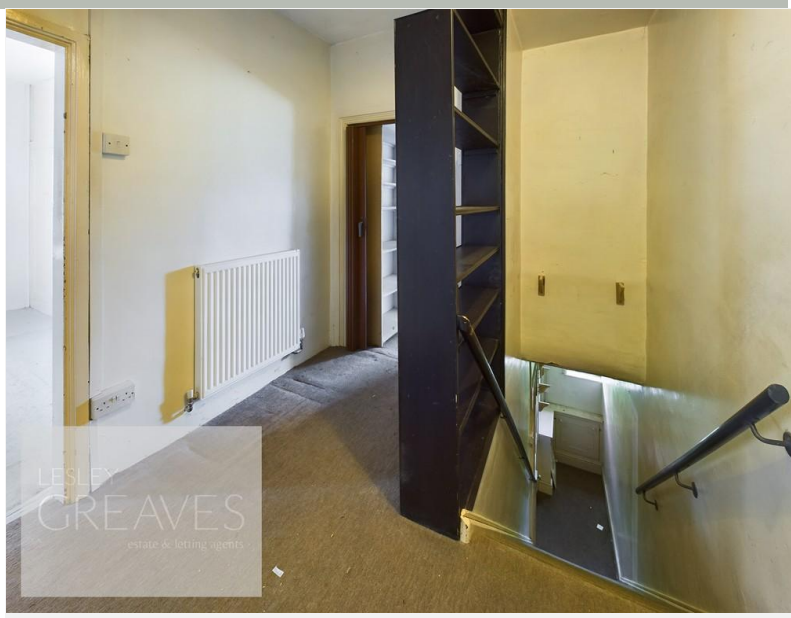
BEDROOM THREE 9' 8" x 7' 8" (2.95m x 2.34m)

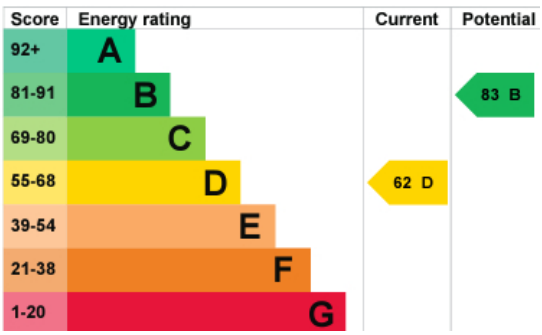
BATHROOM 11' 10" x 8' 3" (3.61m x 2.51m)

COAL HOUSE 8' 1" x 6' 7" (2.46m x 2.01m)

UTILITY 12' 11" x 8' (3.94m x 2.44m)

WC 5' 6" x 3' 0" (1.68m x 0.91m)





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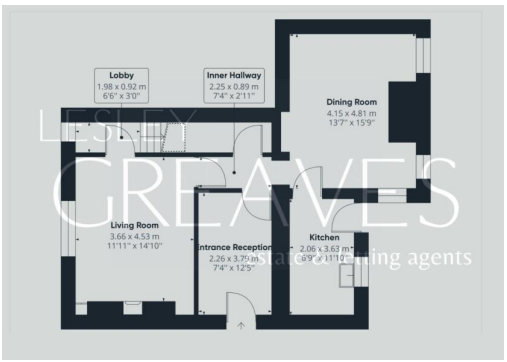

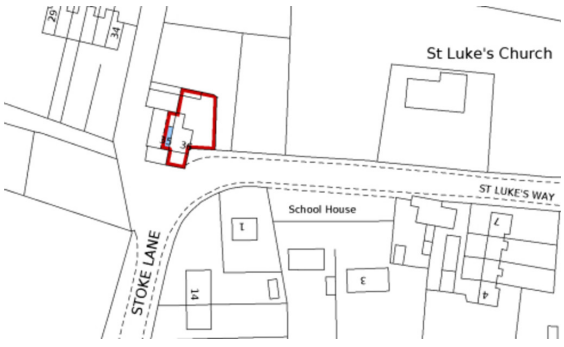

COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road
Gedling
Nottingham
NG4 3HP

Contact Us
www.lesleygreaves.co.uk
sales@lesleygreaves.co.uk
0115 987 7337

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Company Registration Number: 5773186 | VAT Number: 917862296