





Guide Price £300,000

Trent Lane
Burton Joyce
Nottingham
NG14 5EY

EPC Rating 'E'

Four bedroom family home located just a stones throw from both the village amenities and riverside walks. In brief the accommodation spans two floors and comprises a porch, entrance hallway, downstairs WC, through lounge dining room, kitchen and conservatory to the ground floor. The family bathroom, a separate WC and four bedrooms complete the first floor accommodation. The property occupies a generous size plot, complete with fruit trees, feature brick wall, block paved driveway and garage. Burton Joyce is a sought after village location on the River Trent with both rail and direct bus routes into Nottingham City Centre. The village amenities include a Co-op, Post Office, Public Houses/Restaurants, Doctors, Chemist, Dentist and a Primary School.





UPVC DOUBLE GLAZED DOOR TO:-

PORCH

Opaque windows and door to:-

ENTRANCE HALL

Stairs to the first floor, under stair storage cupboard, doors to the kitchen and lounge diner and to:-

WC

Low level WC, wash hand basin within a vanity unit, tiled floor, tiled walls and a uPVC double glazed opaque window to the front.

LOUNGE/DINER

27' 2" x 11' 10" to the back of the chimney breast (8.3m x 3.63m)
uPVC double glazed walk in bay window to the front, double glazed sliding doors within bay to the conservatory at the rear, radiators, wall light points and two gas heating fires.

KITCHEN

12' 2" x 7' 0" (3.72m x 2.15m)
Fitted wall and base units with a work surface incorporating a circular double sink unit with a stainless steel mixer tap. Fitted oven and grill, hob and extractor hood. Under counter space for a fridge and washing machine. uPVC double glazed window to the side and a uPVC double glazed window and door to the conservatory at the rear.

CONSERVATORY

19' 1" x 12' 4" (5.83m x 3.77m)
Brick and double glazed construction with French doors to the garden, wall mounted electric heaters and wall lights.

FIRST FLOOR LANDING

Access to the loft, doors to the bedrooms, bathroom and to:-

WC

Low level WC, tiled walls and a uPVC double glazed opaque window to the side.

BATHROOM

Pedestal wash hand basin and panelled bath with an electric shower over. Tiled walls, radiator, electric shaver point and built in airing cupboard housing the hot water cylinder.

BEDROOM ONE

11' 11" x 14' 0" (3.65m x 4.29m)
uPVC double glazed window to the front, double glazed window to the rear and a radiator.

BEDROOM TWO

12' 1" x 11' 8" to the back of the chimney breast & wardrobe (3.70m x 3.56m)
Double glazed window to the rear, radiator and fitted wardrobes.

BEDROOM THREE

11' 5" x 11' 6" to the back of the chimney breast & wardrobe (3.50m x 3.53m)
uPVC double glazed window to the front, radiator and fitted wardrobes.

BEDROOM FOUR

7' 8" x 6' 6" (2.34m x 2m)
uPVC double glazed window to the front and a radiator.

OUTSIDE

To the front of the property are double gates providing vehicular and pedestrian access to the block paved driveway which leads to the integral garage. There is also a lawn garden with borders for plants and shrubs. To the rear is a generous lawn garden with a paved patio area, fruit trees, shed, outside tap, borders for plants and shrubs and feature brick wall. Access to:-

GARAGE

12' 0" x 16' 11" (3.67m narrowing to 2.61m x 5.17m)
Having an up and over door, window and door to the rear, quarry tiled floor, floor standing boiler, power and light.



Tenure: Freehold

Council Tax Band C

Local Authority: Gedling Borough Council

Property Directions:

From the centre of Burton Joyce turn off Main Street onto Meadow Lane and proceed over Church Road onto Trent Lane. The property can be found on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

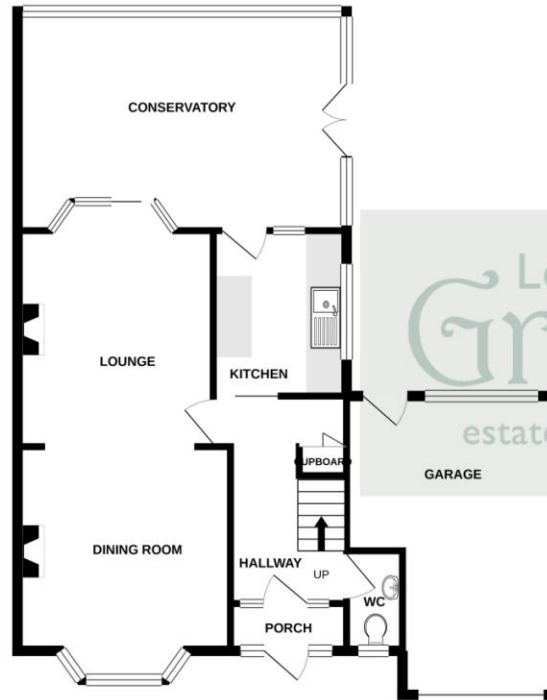
Gedling

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GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1492 sq.ft. (138.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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