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DavidJames
the estate agent

Lambley Lane, Burton Joyce, Nottingham, NG14 5BG

Guide Price £525,000

About This Property

Guide Price £525,000 - £575,000

This presents a remarkable opportunity to acquire a charming period cottage nestled in a generous plot in the heart of Burton Joyce, boasting an age of approximately 200-250 years. The residence features a generously sized lounge complete with a fireplace and an adjoining second reception room currently utilised as an office, offering the flexibility to serve as a fourth bedroom. The property includes a dining kitchen with an integrated oven and hob, complemented by an adjacent utility room and a convenient ground floor WC.

On the first floor, three bedrooms await, with the main bedroom featuring a dressing room and an en-suite shower room. Additionally, there is a main bathroom equipped with a separate shower cubicle featuring a mains shower. The property also encompasses a valuable basement storage area. Outside, the beautiful and meticulously maintained gardens enjoy lawns and patio areas with a sunny aspect, while a block-paved gated driveway provides off-road parking alongside an attached brick-built garage. An on-site viewing is essential to fully grasp the extensive accommodation and outdoor spaces this property has to offer.



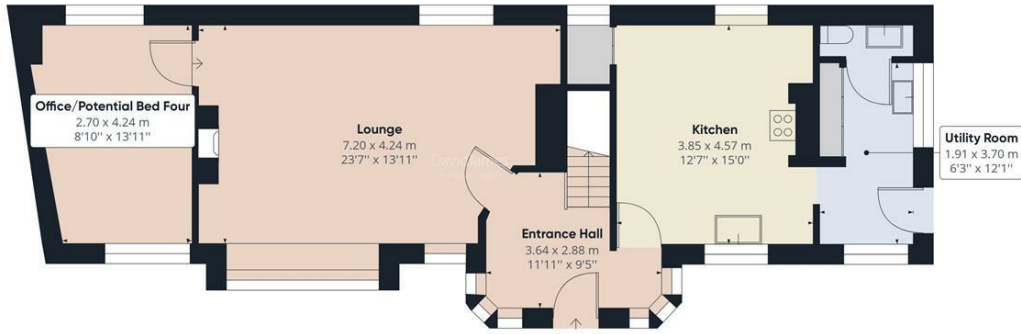
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- Characterful cottage, circa 200-250 years old, set in the centre of Burton Joyce village
- Three bedrooms, main bedroom with adjoining dressing room and en-suite shower room/WC with electric shower
- Ground floor office and potential fourth bedroom
- Spacious lounge with fireplace, adjoining reception room currently used as an office
- Breakfast kitchen with integrated oven and hob, adjoining utility room and ground floor WC
- First floor bathroom/WC with separate shower cubicle with mains shower
- Gas central heating, UPVC double glazing
- Garage and block paved driveway with gated access providing off road parking
- The household is currently running ultra fast high speed fibre broadband
- An abundance of features, village location/Enclosed lawned garden with patio areas



DavidJames





Floor 0



Floor 1

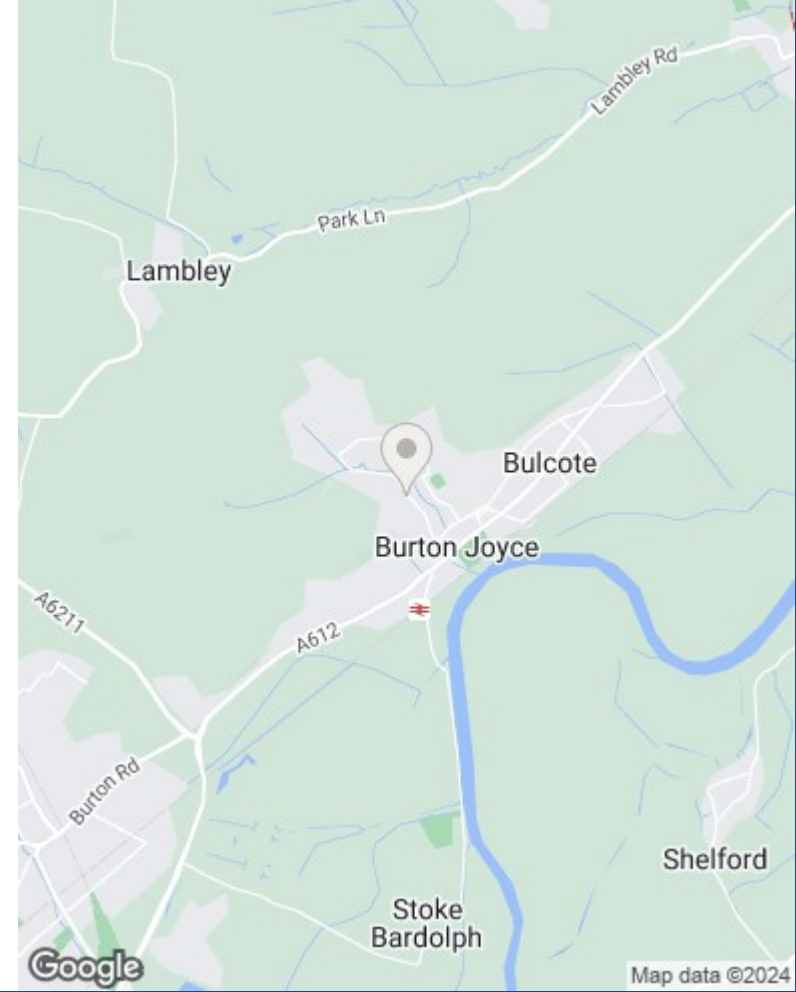


Approximate total area⁽¹⁾
143.73 m²
1547.11 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: F
Gedling Borough Council
Freehold

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