

JOHNSONS & PARTNERS

Estate and Letting Agency



112 MAIN STREET, BURTON JOYCE

NOTTINGHAM, NG14 5EP

£290,000



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NO UPWARD CHAIN | Period Semi-Detached Home | Three Storeys | Two Reception Rooms | Original Character Features | Large Rear Garden | Village Location | Scope for Further Improvement |

Offering period character, surprisingly generous accommodation and a substantial rear garden, this three-bedroom semi-detached home occupies an established position within the sought-after village of Burton Joyce. Arranged over three floors and offered to the market with no upward chain, it presents an excellent opportunity for a buyer looking for a character home they can gradually make their own.

The ground floor retains some lovely reminders of the property's heritage. The front living room features an attractive fireplace with decorative tiled detailing, complemented by a characterful stained-glass window above. To the rear, a separate dining room provides a second generous reception space, again with a fireplace, and leads through to the fitted kitchen.

Upstairs, the first floor is home to two bedrooms and the family bathroom. Bedroom one is a particularly good-sized double, while bedroom two would work well as a child's room, guest bedroom or home office. The bathroom is fitted with a white suite including a bath with shower over.

The accommodation continues onto the second floor, where a further double bedroom creates an appealing top-floor retreat. Measuring almost five metres in length and benefitting from useful eaves storage, it adds a real sense of versatility to the layout.

Outside is arguably one of the property's biggest assets. The rear garden extends a considerable distance from the house, with patio and lawned areas alongside established trees and planting. For anyone who enjoys gardening, entertaining outdoors or simply wants more outside space than is typically found with a period village home, there is considerable potential here.

Burton Joyce remains a highly desirable village, with a strong range of everyday amenities, schooling and transport connections, while the surrounding countryside provides plenty of opportunities for walking and enjoying village life.

Vacant and ready for its next chapter, this is a characterful home with good proportions, a fantastic garden and plenty of opportunity to enhance over time — all offered with the advantage of no upward chain.

Living Room

11'10" x 11'2" (3.61 x 3.42)

Dining Room

12'2" x 11'10" (3.73 x 3.61)

Kitchen

12'0" x 6'2" (3.66 x 1.90)

Bedroom One

11'10" x 11'2" (3.61 x 3.42)

Bedroom Two

9'7" x 7'4" (2.93 x 2.24)

Bathroom

9'7" x 7'4" (2.93 x 2.24)

Stairs to Second Floor

Bedroom Three

16'4" x 8'10" (4.98 x 2.70)

Agents Disclaimer

Disclaimer - Council Tax Band Rating - [Insert Local Council – Tax Band]

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is [Freehold or Leasehold]

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Buyers AML Check

By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.



A map snippet from Google Maps showing the location of Bulcote. A green pin marks the village of Bulcote, which is situated just north of the larger village of Burton Joyce. The River Trent is visible flowing through the area. The map includes the Google logo and the text 'Map data ©2026'.

Ground Floor

- Kitchen: 3.69m x 1.90m (12' 0" x 6' 3")
- Dining Room: 3.73m x 3.61m (12' 3" x 11' 10")
- Living Room: 3.61m x 3.42m (11' 10" x 11' 3")

First Floor

- Bedroom 1: 3.61m x 3.42m (11' 10" x 11' 3")
- Bedroom 2: 2.90m x 2.24m (9' 7" x 7' 4")
- Bathroom: 2.90m x 1.90m (9' 7" x 6' 3")

Second Floor

- Bedroom 3: 4.98m x 2.70m (16' 4" x 8' 10")

Total floor area: 85.9 sq.m. (925 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2010/65/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2010/65/EC	

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