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# £325,000

GUIDE PRICE

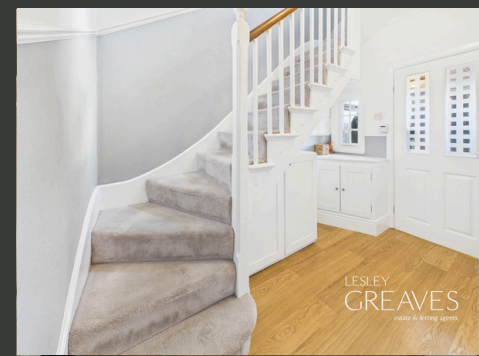
STOKE LANE

BURTON JOYCE

- PERIOD HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS BATHROOM
- GARAGE
- EPC D



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# Charming Three Bedroom Period Home in a Sought-After Village Location

LESLEY GREAVES ARE DELIGHTED TO PRESENT THIS CHARMING AND WELL-PROPORTIONED THREE-BEDROOM PERIOD HOME. OCCUPYING A GENEROUS CORNER PLOT WITH EXCELLENT OUTDOOR SPACE, THE PROPERTY IS NESTLED IN THE SOUGHT-AFTER VILLAGE OF STOKE BARDOLPH, SURROUNDED BY OPEN FIELDS AND OFFERING THE PERFECT BALANCE OF RURAL TRANQUILLITY AND CONVENIENT ACCESS TO LOCAL AMENITIES, BUS ROUTES AND SCENIC COUNTRYSIDE WALKS.

THE PROPERTY IS ENTERED VIA AN ENCLOSED PORCH WHICH OPENS INTO A WELCOMING ENTRANCE HALLWAY. FROM HERE, THERE IS ACCESS TO A BRIGHT AND SPACIOUS DINING ROOM POSITIONED TO THE FRONT OF THE PROPERTY, IDEAL FOR FAMILY MEALS AND ENTERTAINING.

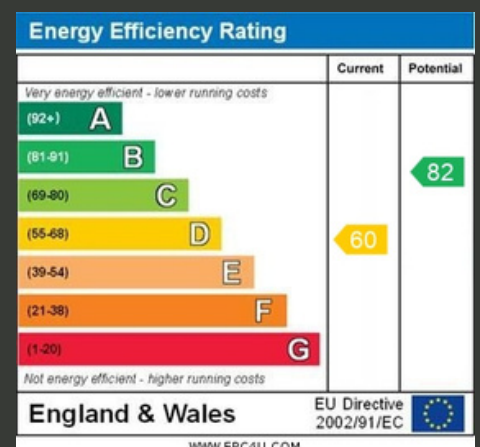
TO THE REAR, THE COMFORTABLE LIVING ROOM FEATURES AN ATTRACTIVE LOG BURNER, CREATING A WARM AND INVITING FOCAL POINT. THIS LEADS THROUGH TO A FURTHER RECEPTION AREA WITH PATIO DOORS OPENING ONTO A PRIVATE COURTYARD, PROVIDING AN IDEAL ADDITIONAL SITTING SPACE, GARDEN ROOM, OR HOME OFFICE AREA. AN INNER HALLWAY GIVES ACCESS TO THE FITTED KITCHEN, COMPLETE WITH INTEGRATED APPLIANCES INCLUDING A DISHWASHER, FRIDGE FREEZER AND MICROWAVE, ALONG WITH A WELL-APPOINTED DOWNSTAIRS BATHROOM.

TO THE FIRST FLOOR, THE PROPERTY OFFERS THREE WELL-PROPORTIONED BEDROOMS TOGETHER WITH A MODERN SHOWER ROOM.

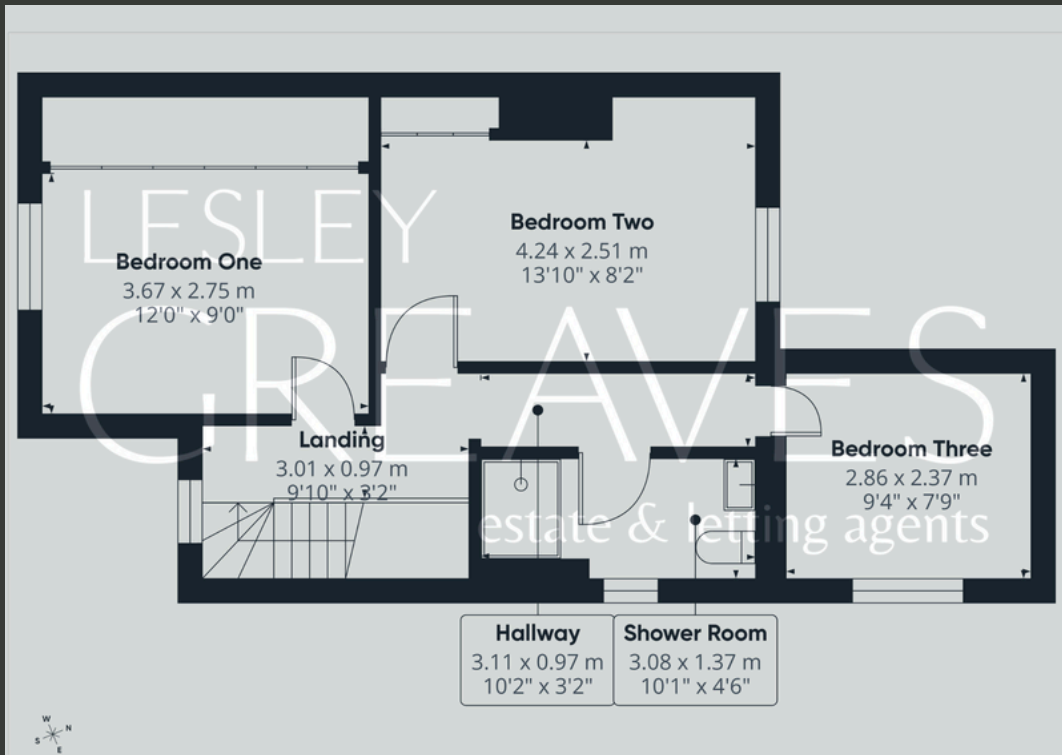
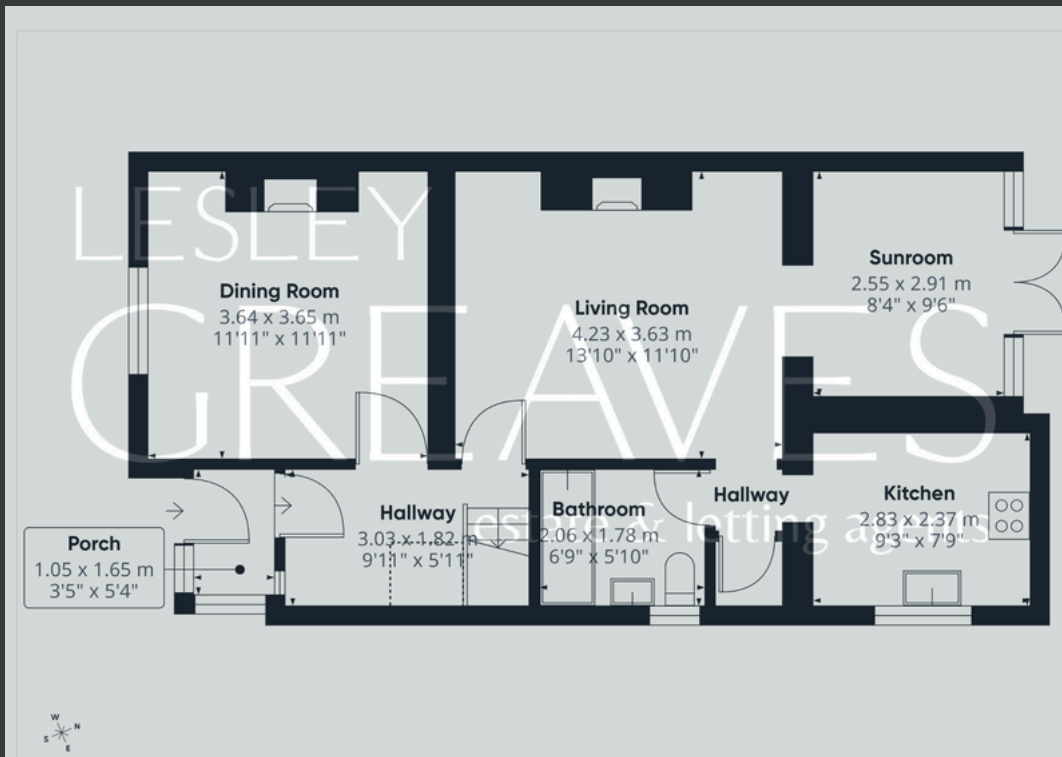
EXTERNALLY, THE HOME BENEFITS FROM A PRIVATE DRIVEWAY PROVIDING OFF-ROAD PARKING FOR MULTIPLE CARS, ALONG WITH A PARTICULARLY LARGE SIDE GARDEN, MAINLY LAID TO LAWN, WHICH IS ACCESSED VIA A SIDE GATE FROM THE FRONT OF THE PROPERTY. TO THE REAR, THERE IS A PRIVATE COURTYARD AREA WITH TWO USEFUL BRICK-BUILT OUTHouses AND A GATE PROVIDING REAR ACCESS TO BOTH THE GARDEN AND THE GARAGE. THE PROPERTY CAN ALSO BE ACCESSED VIA A PRIVATE LANE AT THE REAR.

THIS FANTASTIC HOME OFFERS EXCELLENT LIVING SPACE BOTH INSIDE AND OUT, MAKING IT IDEAL FOR FAMILIES AND THOSE SEEKING SCOPE FOR VERSATILE USE.

- FREEHOLD
- COUNCIL TAX; BAND B
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 100 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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