

JOHNSONS & PARTNERS

Estate and Letting Agency



18 MAIN STREET, BURTON JOYCE

NOTTINGHAM, NG14 5DZ

£315,000



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For Sale with NO CHAIN | Three Bedroom Detached Cottage | Beautiful Interiors | Central Location |

Positioned in the very heart of Burton Joyce, this charming period cottage effortlessly combines character, warmth and modern comfort. Exposed beams, natural stonework, oak doors and a farmhouse-style kitchen create a home full of personality, all just moments away from the village's excellent range of shops, cafés, pubs and railway station.

The accommodation extends to over 1,100 sq ft and has been thoughtfully updated whilst retaining its original charm. The welcoming lounge and dining room is undoubtedly the heart of the home, featuring exposed beams, an impressive stone fireplace with wood-burning stove and ample space for both relaxing and entertaining.

The farmhouse-style kitchen is equally impressive, complete with solid wood worktops, a feature brick chimney housing the range cooker, exposed ceiling beams and a breakfast bar, creating a wonderful space for everyday living. Beyond the kitchen are a useful pantry, utility room and cloakroom, adding excellent practicality.

To the first floor are three well-proportioned bedrooms, including a particularly generous principal bedroom overlooking the village. The stylish family bathroom has been beautifully appointed with a freestanding roll-top bath and separate walk-in shower, continuing the home's blend of traditional styling and contemporary convenience.

Outside, the property enjoys a private enclosed courtyard garden. Whilst modest in size, it has been designed to provide an attractive, low-maintenance outdoor space, ideal for morning coffee, summer evenings or simply enjoying a peaceful spot without the upkeep of a larger garden.

Properties of this character, finish and central village location are rarely available. Whether you're looking to downsize without compromise, purchase your first character home or simply enjoy village life on your doorstep, this is a property that deserves your attention.

Open Canopy Porch

Breakfast Kitchen
14'9" x 13'5" (4.52 x 4.1)

Utility Room
5'2" x 10'1" (1.58 x 3.08)

Cloakroom
5'2" x 8'3" (1.58 x 2.53)

Lounge Dining Room
14'9" x 15'8" (4.52 x 4.8)

First Floor Landing

Bedroom One
13'9" x 14'6" (4.21 x 4.42)

Bedroom Two
8'2" x 8'1" (2.51 x 2.48)

Bedroom Three
15'3" x 7'10" (4.65 x 2.4)

Family Bath/Shower Room
5'2" x 18'8" (1.58 x 5.7)

Outside

Driveway

Enclosed Rear Courtyard

Photos Disclaimer

Please note that the photos containing furniture are due to be updated to the current internal décor. The internal furnishings are different to what is shown on the photos.

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.

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band D

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.

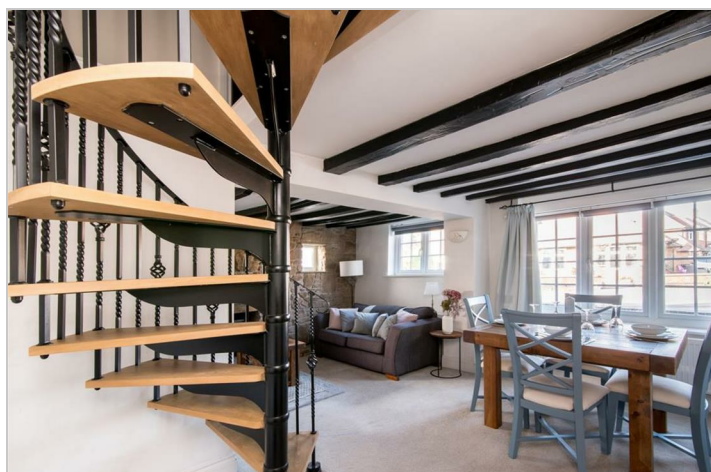
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



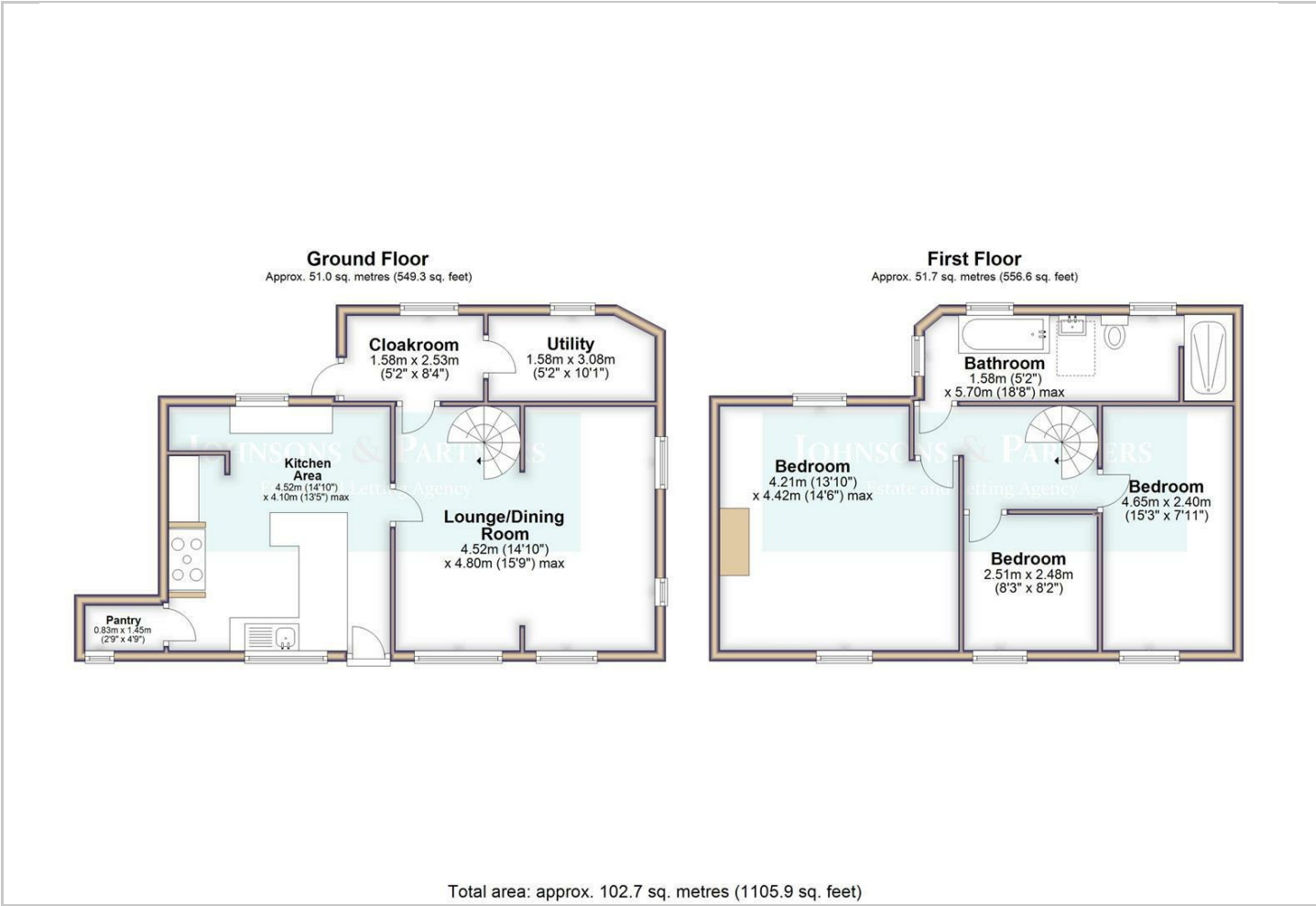
Hybrid Map



Terrain Map



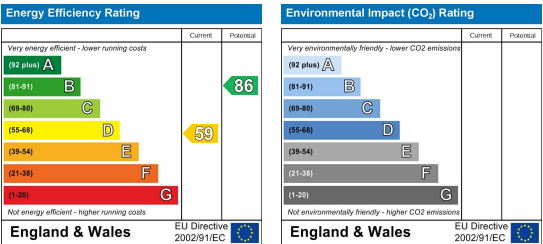
Floor Plan



Viewing

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 Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.