

# SUPERIOR HOMES

## ROYSTON & LUND



# 11 Stoke Lane

Stoke Bardolph, Burton Joyce | NG14  
5HR

Royston and Lund are delighted to bring to the market this stunning two-bedroom mid-terrace cottage located in Stoke Bardolph. Situated close to numerous amenities and just a short drive from Netherfield Retail Park, the property is also within the catchment area for well-regarded schools and benefits from excellent transport links into the City Centre, whilst still maintaining a beautiful countryside feel. This versatile property would make a great fit for first-time buyers, small families, or those looking to downsize.

The ground floor accommodation comprises a hallway upon entry, which leads into the two main reception rooms and the staircase to the first floor. The living room is generously sized and benefits from a large front-aspect window, flooding the room with natural light, complemented by a stylish brick fireplace housing a log burner. To the rear, the second reception room features a further log burner, along with a built-in recessed cupboard to the left-hand side, and a rear window overlooking the courtyard. The lovely vaulted kitchen presents high-quality base and wall units housing integrated appliances, including an oven, hob, extractor hood, along with a built in fridge freezer. The kitchen additionally provides access to a utility area and WC, and also leads to the rear courtyard via a back door.

To the first floor, there are two well-proportioned double bedrooms. Both bedrooms have useful recesses and alcoves that can be used for shelving and storage, and they share an immaculately presented four-piece bathroom suite consisting of a separate bath and shower, along with a wash basin and WC.





- Two Bedroom Mid Terrace Property
- Beautifully Presented Throughout
- Period Charm With Modern High Quality Finishes
- Larger Than Average Plot Size
- High Quality Fixtures And Fittings
- Downstairs WC And Utility
- Ample Storage Space
- Expansive Garden And Vegetable Patch
- Close By To Numerous Amenities
- Solar Panelled











To the front of the property, there is a cottage-style wooden gate leading to the front door, along with a pebbled area enclosed by mature hedged borders.

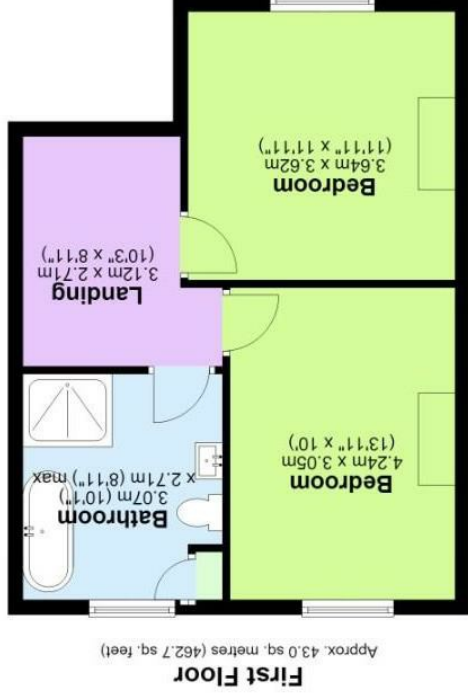
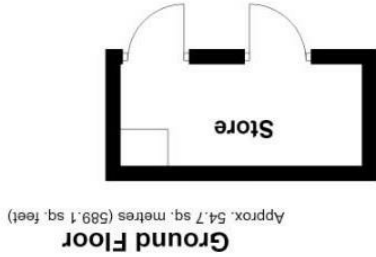
To the rear, accessed from the kitchen, there is a beautiful sun-trapped courtyard, making it the perfect space for outdoor seating and al fresco dining. There is also a convenient brick-built store with double barn style single doors.



Continuing through the courtyard and across the shared access, there is ample space for off-street parking. The current vendors have also erected a large shed, ideal for storing tools and equipment, creating a workshop, or being utilised at the buyer's discretion.

The garden further benefits from a lawned area and flower beds displaying a beautiful mix of seasonal planting, along with mature bushes and shrubs to the borders. This is followed by an additional lawned area to the rear, leading to a vegetable patch. Altogether, the property enjoys an impressive plot, offering a wealth of outdoor space.





Total area: approx. 97.7 sq. metres (1051.8 sq. feet)

Tel: 0115 981 1888

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.

ROYSTON & LUND



EPC

Environmental Impact (CO<sub>2</sub>) Rating

| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| (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 <sub>2</sub> emissions |         |           |

| Very energy efficient - lower running costs | Current | Potential |
|---------------------------------------------|---------|-----------|
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
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