

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 2 LAMBLEY LANE, BURTON JOYCE

NOTTINGHAM, NG14 5DS

£735,000



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Five Bedroom Detached Family Home | Immaculately Presented Throughout | Eco Friendly with Solar, Battery Power and EV Charging Point | Air Conditioning | Beautiful Established Gardens | Driveway and Garage | Close to Local Amenities | Close to Local Transport Links | Viewings are Highly Advised |

Positioned within the charming village of Burton Joyce, the enchanting detached family home on Lambley Lane offers an exceptional opportunity for discerning families seeking both space and grace in their next residence. Dating back to the 1930s, this beautifully presented property has been thoughtfully extended and meticulously maintained, providing a versatile and generous floor plan that caters to the dynamics of modern family living.

As you step into the spacious hallway, you are greeted by original wall paneling and an exquisite staircase that sets the tone for the home's elegant character. The ground floor boasts an array of living spaces, including a cosy living room with a log burner and dual-aspect windows, inviting natural light and warmth. A separate dining room, additional second living room and sunroom offer further areas for entertainment or relaxation. The modern kitchen, complete with French doors leading to the patio, while a separate breakfast room and utility room add to the practicality of the home.

A unique feature of this home is the ground floor annex, comprising a living room, bedroom and shower room, perfect for guests or a multigenerational family setup. Upstairs, the principle bedroom impresses with an en-suite shower room and built-in wardrobes, complemented by three further bedrooms and a family bathroom.

The property is poised on a substantial private plot with a large driveway, mature gardens, and a garage. With close proximity to local amenities and transport links, 2 Lambley Lane is not merely a home but a lifestyle offering. An absolute must-see home, it promises to be a cherished haven for the fortunate family that calls it their own.

Entrance Hallway  
15'7" x 8'9" (4.76 x 2.67)

Living Room  
20'2" x 12'8" (6.16 x 3.88)

Dining Room  
13'1" x 16'7" (4 x 5.06)

TV Room and Sun Room  
21'9" x 12'3" (6.64 x 3.75)

Breakfast Kitchen  
17'4" x 12'0" (5.30 x 3.67)

Sung/Breakfast Room  
12'4" x 12'0" (3.78 x 3.67)

Lobby & Boot Room  
13'6" x 10'3" (4.12 x 3.13)

Utility Room  
8'3" x 12'7" (2.53 x 3.84)

Ground Floor WC

Ground Floor Annex Area -

Living Area  
15'11" x 12'7" (4.87 x 3.84)

Bedroom Five  
14'1" x 7'8" (4.31 x 2.35)

Shower Room  
14'1" x 4'7" (4.31 x 1.41)

First Floor Landing

Bedroom One  
20'11" (max) x 10'9" (max) (6.38 (max) x 3.30 (max))

En-Suite Shower Room  
4'5" x 5'8" (1.35 x 1.73)

Bedroom Two  
12'8" x 11'6" (3.88 x 3.53)

Bedroom Three  
9'0" x 12'4" (2.75 x 3.78)

Bedroom Four  
7'3" x 12'2" (2.21 x 3.73)

Bathroom  
11'0" (max) x 6'7" (3.37 (max) x 2.02)

Garage

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council - Tax Band G

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

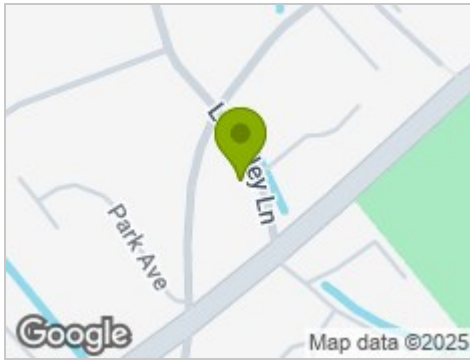
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any 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



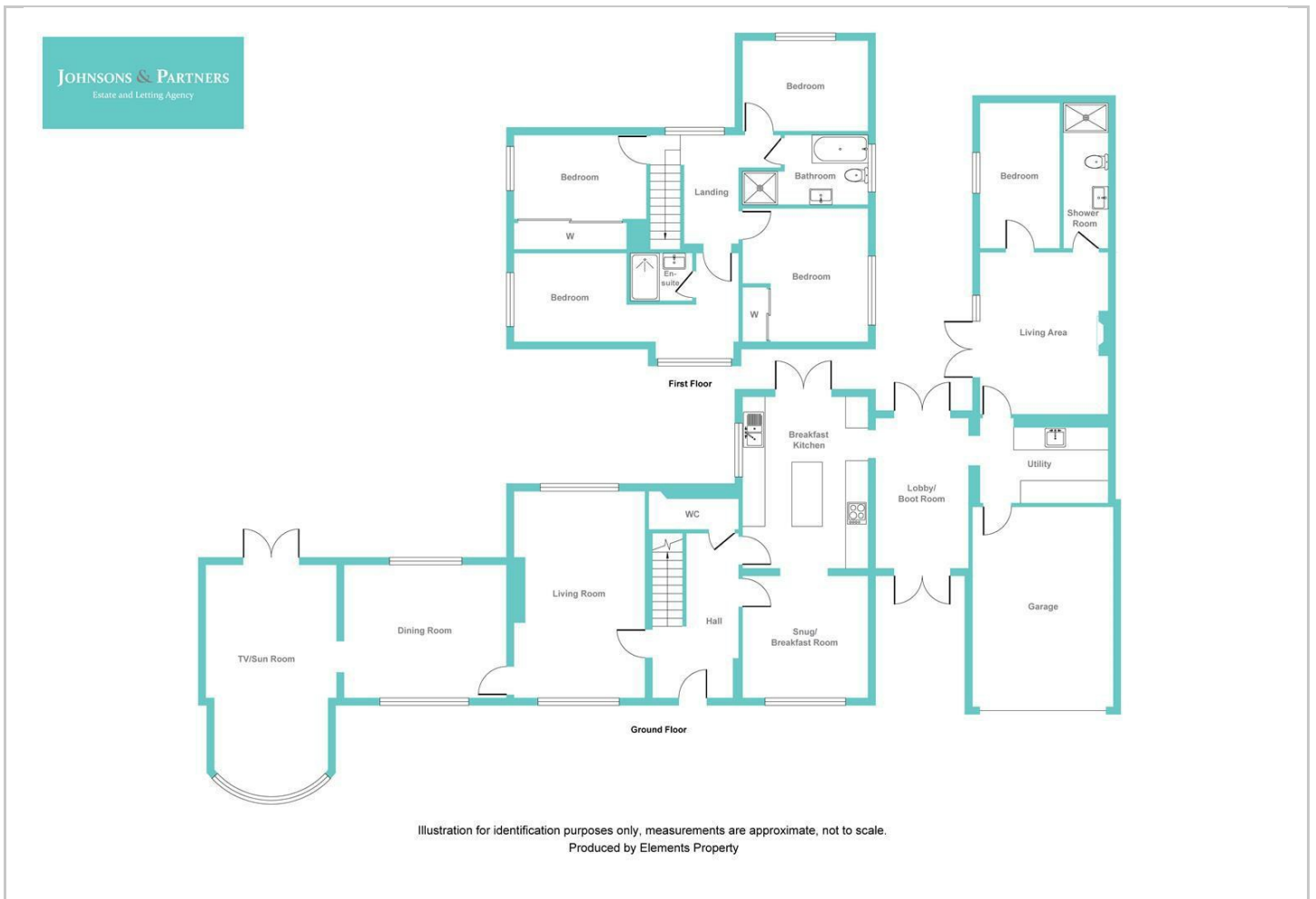
## Hybrid Map



## Terrain Map



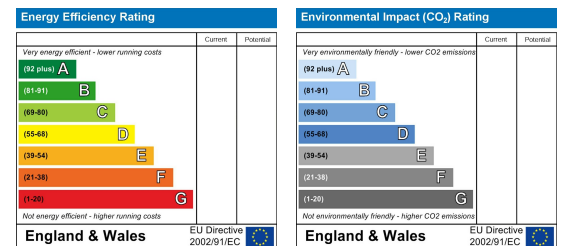
## Floor Plan



## 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.