

# JOHNSONS & PARTNERS

Estate and Letting Agency



**17 LAMBLEY LANE, BURTON JOYCE**

NOTTINGHAM, NG14 5BG

**£495,000**

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# 17 LAMBLEY LANE

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For Sale with NO ONWARD CHAIN | Detached Family Home | Expansive Open-Plan Living | South-West Facing Garden | Air Conditioning | Well Presented Throughout | Viewings Advised |

Nestled on the prestigious Lambley Lane in the heart of the charming village of Burton Joyce, this beautifully presented detached family home offers the perfect blend of modern comfort, generous proportions, and effortless village living — with the huge advantage of no onward chain for a swift, stress-free purchase.

Step inside to an inviting and contemporary open-plan kitchen/dining/living area — the true heart of the home. Bathed in natural light, it features a striking log burner for cosy evenings, fitted units, and French doors that seamlessly connect to the spacious south-west facing rear garden — ideal for summer entertaining, family play, or simply relaxing in the afternoon sun. For quieter moments, a separate living room provides a peaceful sanctuary away from the bustle. The ground floor is completed by a handy cloakroom/WC.

Upstairs, the accommodation comprises four bedrooms, offering excellent flexibility for a growing family, guests, or working from home. In particular, Bedroom 4 is a versatile space that lends itself perfectly to use as a study/home office, hobby room, or occasional guest room — ideal for remote working, creative pursuits, or multi-purpose family needs. These are served by a modern family bathroom and a convenient additional shower room, ensuring practical facilities for everyday life.

Additional highlights include air conditioning for year-round comfort and off-road parking. Lambley Lane is one of Burton Joyce's most coveted locations: moments from the village centre and highly regarded Burton Joyce Primary School, yet peacefully positioned with direct access to glorious countryside and scenic riverside walks along the Trent.

Viewings are highly recommended to fully appreciate the space, light, and tranquil setting.

Contact us to book in a tour.

## Entrance Hallway

### Living Room

16'4" x 16'0" (4.98 x 4.90)

### Kitchen

23'10" x 11'11" (7.27 x 3.64)

### Dining Room

13'8" x 11'8" (4.19 x 3.58)

### Snug

9'5" x 8'2" (2.88 x 2.50)

### Ground Floor WC

### First Floor Landing

### Bedroom One

10'10" x 7'4" (3.31 x 2.24)

### Shower Room

7'1" x 4'2" (2.16 x 1.28)

### Bedroom Two

12'6" x 12'0" (3.83 x 3.68)

### Bedroom Three

13'1" x 8'2" (3.99 x 2.49)

### Bedroom Four/Study

9'2" x 6'4" (2.81 x 1.94)

### Bathroom

6'6" x 5'9" (1.99 x 1.76)

### Driveway and Rear Garden

### 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

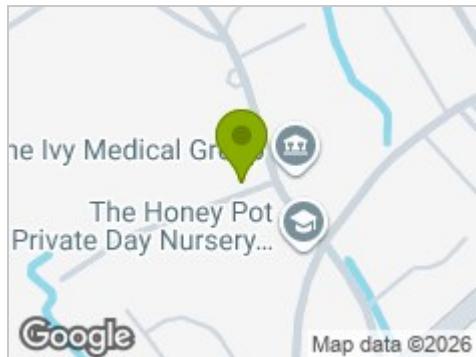
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



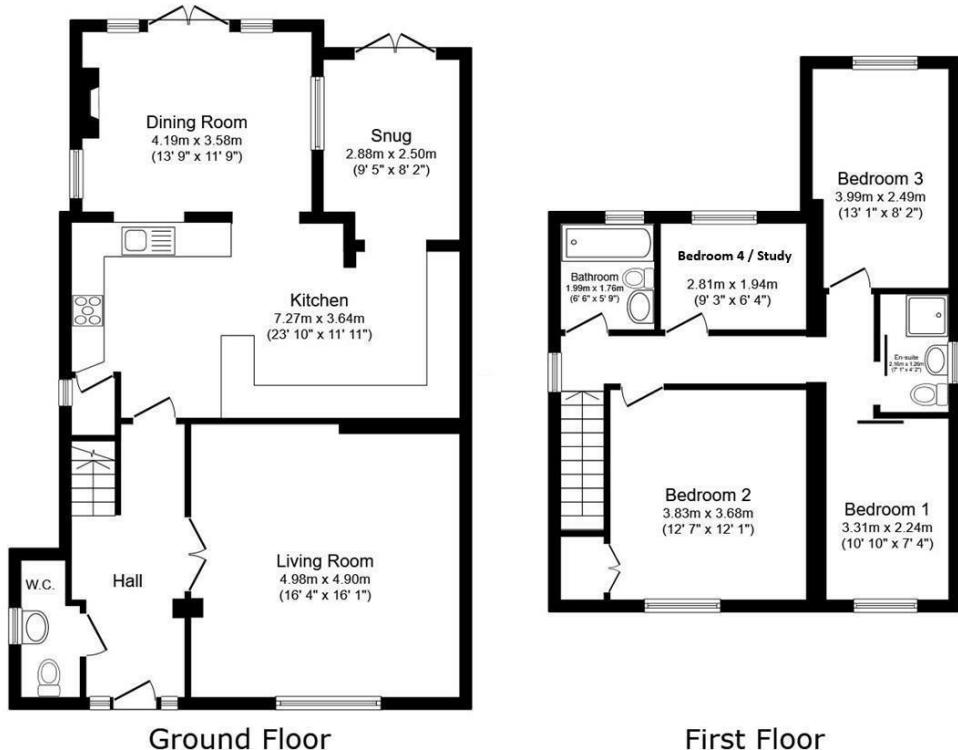
## Hybrid Map



## Terrain Map



## Floor Plan

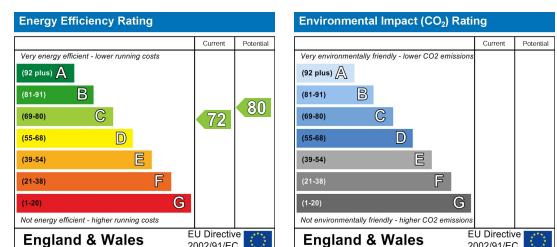


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

## 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



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