

JOHNSONS & PARTNERS

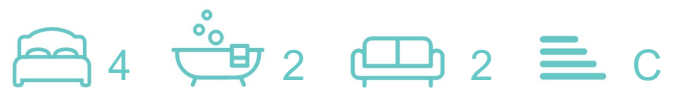
Estate and Letting Agency



17 LAMBLEY LANE, BURTON JOYCE

NOTTINGHAM, NG14 5BG

£525,000



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For Sale with NO CHAIN | Detached Four Bedroom Home | Open Plan Kitchen/Dining/Living | Separate Living Room | South West Facing Rear Garden | Well Presented Throughout | Air Conditioning |

Positioned in the idyllic surroundings of Burton Joyce, this stunning detached four-bedroom family home on Lambley Lane presents a rare opportunity to acquire a property with no onward chain, offering a streamlined purchase for any prospective buyer. Perfectly tailored for family life, this home boasts a spacious open-plan kitchen, dining, and living area, complete with a feature log burner, and French doors leading to a sizeable South West facing rear garden. The property assures a warm and inviting atmosphere that continues throughout its well-presented interiors.

For those seeking solace away from the bustle of family areas, the separate living room provides a tranquil retreat. The ground floor also benefits from a convenient WC. Ascending to the first floor, four well-proportioned bedrooms await, alongside a bathroom and an additional shower room, ensuring ample facilities for a growing family.

Remarkably, this residence features air conditioning, ensuring comfort during warmer months. Its extremely sought-after location on Lambley Lane means residents are just a stone's throw away from the heart of the village centre, local amenities, and excellent transport links. Moreover, the property sits on the doorstep of stunning countryside and riverside walks, perfect for family adventures and leisurely strolls.

With its combination of practicality, elegance, and location, this property ticks all the boxes for families looking for their forever home.

We highly advise viewings to truly appreciate the unique qualities this home has to offer.

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

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

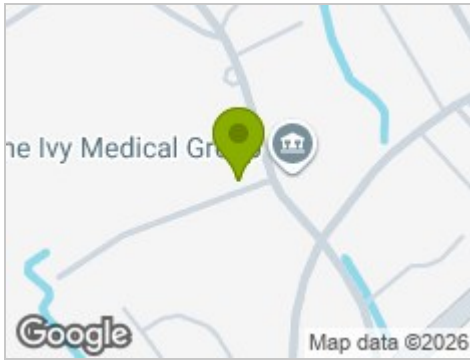
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



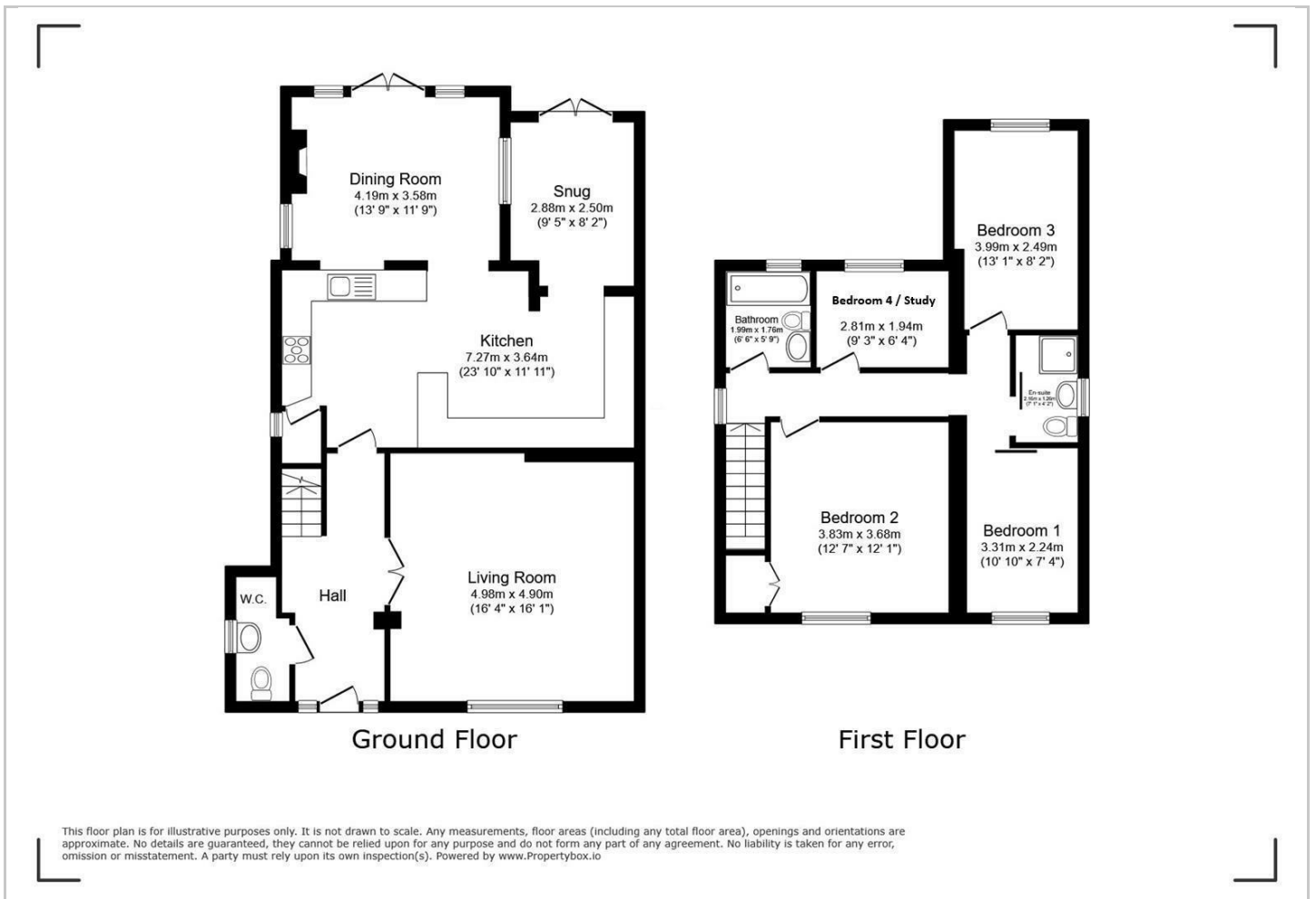
Hybrid Map



Terrain Map



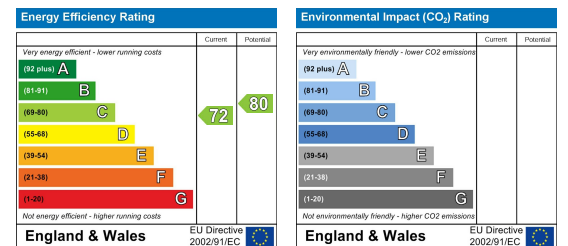
Floor Plan



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.