JOHNSONS & PARTNERS

Estate and Letting Agency



35 LAMBERT GARDENS, KEYWORTH

NOTTINGHAM, NG12 5SL

£320,000

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3 Bedrooms | Modern Three-Storey Home | Principal Bedroom Suite | En-Suite Shower Room | Contemporary Kitchen | Separate Sitting Room | Family Bathroom & Ground Floor WC | Detached Garage | Enclosed Rear Garden | Close to Local Amenities & Transport Links | Viewings Advised |

A modern three-bedroom home offering an excellent amount of space across three floors, with a particularly impressive principal bedroom suite occupying the entire top floor, a detached garage and an enclosed rear garden.

Situated within an attractive modern development in Keyworth, the property has a smart contemporary feel and a layout that works particularly well for couples and families alike.

The ground floor begins with an entrance hall leading into a generous sitting room, providing a comfortable main living space with a large window to the front. Beyond is the kitchen, fitted with a range of contemporary units, integrated appliances and plenty of space for dining. French doors open directly onto the rear garden, making this a naturally sociable part of the home during the warmer months. A useful ground-floor WC completes the ground floor.

The first floor provides two bedrooms alongside the family bathroom. Bedroom two is an excellent double room, while bedroom three provides flexibility as a child's bedroom, guest room or dedicated home office. The bathroom is fitted with a modern white suite including a bath with shower over.

The entire second floor is given over to the principal bedroom suite, creating a real sense of separation from the rest of the accommodation. The bedroom itself is generously proportioned, with additional storage, while a private en-suite shower room completes what feels like a surprisingly substantial top-floor retreat.

Outside, the rear garden is predominantly laid to lawn with a paved seating area immediately adjoining the house and secure fenced boundaries. A detached garage provides further storage or secure parking, while the development itself has been thoughtfully landscaped with attractive open green spaces creating a pleasant outlook and setting.

For buyers looking for a modern, low-maintenance home in Keyworth, Lambert Gardens combines a practical three-bedroom layout with the added benefits of three-storey living, a superb principal suite and garage.

Entrance Hallway

Living Room
13'6" x 10'7" (4.12m x 3.24m)

Kitchen/Diner
10'8" x 10'4" (3.27m x 3.16m)

Utility

Downstairs WC

Stairs To The First Floor

Landing

Bedroom Two
14'1" x 8'0" (4.31m x 2.46m)

Family Bathroom

Bedroom Three
8'6" x 7'3" (2.61m x 2.23m)

Stairs To The Second Floor

Bedroom 1
12'8" x 10'7" (3.87m x 3.25m)

En-Suite

Photography Note:
The marketing photographs shown were taken when the property was newly completed and prior to the current tenancy. They are intended to illustrate the accommodation, layout and specification of the property.

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 - Rushcliffe Council – Tax Band C

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.

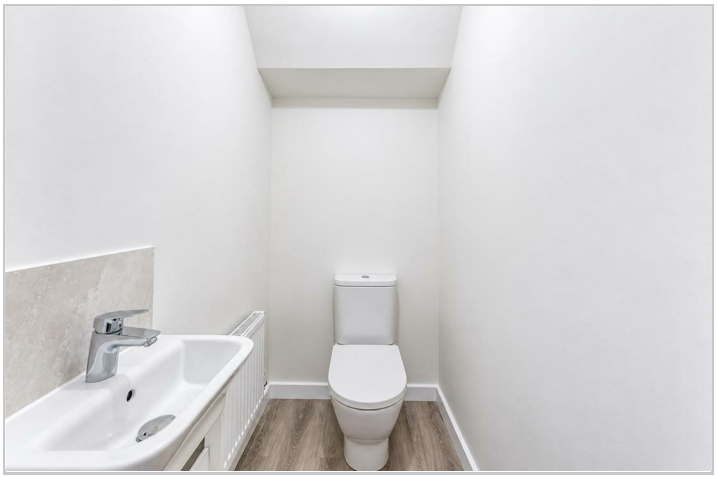
The vendor has advised the following:

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



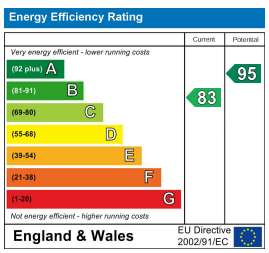
Floor Plan

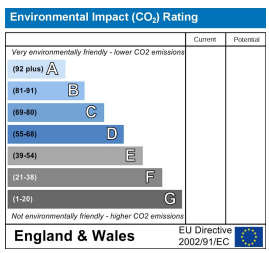


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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