

# JOHNSONS & PARTNERS

Estate and Letting Agency



**101 LAMBLEY LANE**  
NOTTINGHAM, NG14 5BL

**£645,000**



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# 101 LAMBLEY LANE

Nottingham, NG14 5BL

Detached Family Home | Desirable Village Location | Double Garage with Brand New Roof | Close to Local Amenities | Three Bedrooms | En-Suite | Modern Dining Kitchen | Beautiful Gardens | Recently Installed Boiler|

Immerse yourself in the epitome of modern living with this striking three-bedroom house on Lambley Lane, Burton Joyce. This Canadian-inspired property boasts a unique split-level architecture, complemented by majestic framed cedar wood, double-glazed windows, ensuring a serene and insulated living experience.

As you step inside, you're welcomed by the grandeur of full-height, floor-to-ceiling internal doors and a stylish interior that promises a lifestyle of comfort and elegance. The principal suite is a haven of luxury, complete with a generous bedroom, an intimate dressing area, and a sleek modern en-suite that radiates contemporary charm.

Family moments are elevated in the modern dining kitchen, featuring a suite of 'quality' integrated appliances, and spilling out onto a 'Balau hardwood' deck, perfect for al fresco dining amidst the enchanting garden backdrop. The dual-aspect living room and separate dining room offer ample space for family gatherings and entertaining guests.

Two additional well-proportioned bedrooms, each with built-in wardrobes, ensure that every family member has their personal retreat. A modern family bathroom services these rooms, epitomising the home's commitment to modernity and convenience.

A detached double garage, with the luxury of an electrically operated door, includes a practical utility room. Beyond, discover a substantially sized plot, where the rear garden unfurls to reveal breath-taking, far-reaching views that will captivate your senses.

Nestled in a sought-after village location and in proximity to local amenities, this property is an exceptional find for discerning families. With beautiful gardens and a serene environment, viewings of this magnificent home come highly recommended.

## Open Canopy Porch

Reception Hallway  
8.6 x 4.9 (2.59m x 1.45m)

Lounge  
23.4 x 13.3 (7.11m x 4.04m)

Dining Room  
14.8 x 10.5 (4.47m x 3.18m)

Dining Kitchen  
17.2 x 9 (5.23m x 2.74m)





**WC**  
9' x 3'11 (2.74m x 1.19m)

**Lower Hallway**

**Bedroom One Incorporating Dressing Area**

20'2" x 12'7" maximum to wardrobe (6.15m x 3.86m maximum to wardrobe)

**En Suite**  
8'11 x 7'5 (2.72m x 2.26m)

**Bedroom Two**  
12'2 x 8'10 (3.71m x 2.69m)

**Bedroom Three**  
10'8 x 7'8 (3.25m x 2.34m)

**Bathroom**  
7'4 x 5'6 (2.24m x 1.68m)

**Utility**  
16'10 x 6'7 (5.13m x 2.01m)

**Outside**

**Garage**  
17'3 x 16'9 (5.26m x 5.11m)

**Driveway & Landscaped Garden**

**Private Substantial Rear Garden**

**Agents Disclaimer**

**Buyers AML Check**



## Floor Plan

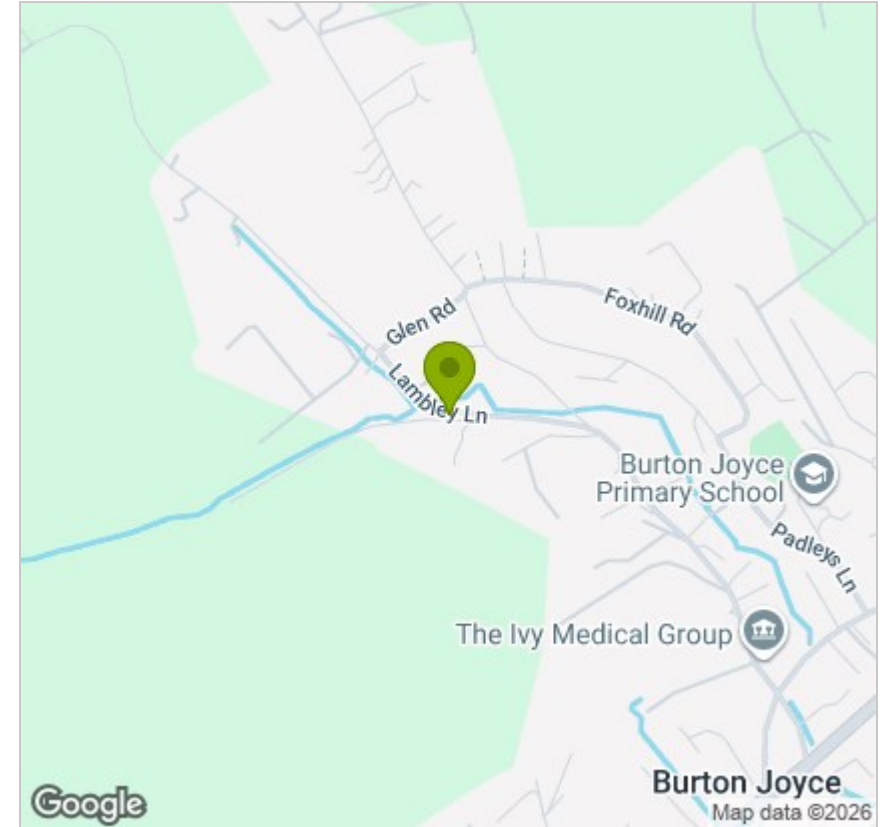


## Viewing

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.

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## Area Map



## Energy Efficiency Graph

