

# JOHNSONS & PARTNERS

Estate and Letting Agency



**18 LAMBLEY LANE, BURTON JOYCE**

NOTTINGHAM, NG14 5BG

**£385,000**

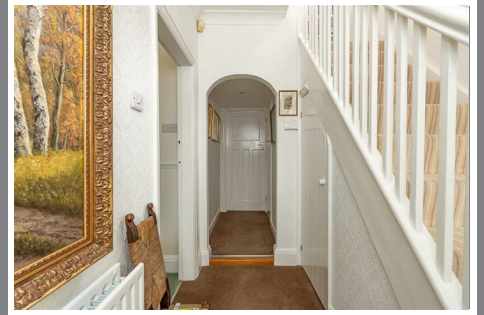




# 18 LAMBLEY LANE

BURTON JOYCE, NOTTINGHAM, NG14 5BG

£385,000



Three Bedrooms | Semi Detached Home | Desirable Location | Extended to the Rear | Breakfast Kitchen | Study Room | Living Room and Dining Area | Close to Local Amenities | Viewings Advised|

An exceptional opportunity to purchase a Three-bedroom semi-detached home situated on one of the most sought-after roads in the village - Lambley Lane. Burton Joyce is an extremely desirable village, and especially plots of this nature, a desirable location yet just a matter of moments from all of the amenities the village offers. There are shops, schools, pubs, restaurants, recreational facilities, and regular public transport services, including rail. Also within walking distance there are lovely riverside walks to enjoy, or take a stroll over the Dumbles into Lambley. The property also comes to the market with the added incentive of having 'no upward chain' which helps to simplify the whole buying process.

In brief, the accommodation comprises entrance porch, light and airy reception hallway, lounge and dining room, extended breakfast kitchen, study room and WC to complete the ground floor accommodation. To the first floor there are three bedrooms and a family bathroom.

To the outside, there is a low maintenance garden to the front, multiple vehicle parking and a mature, landscaped private garden to the rear.

Internal viewing of this lovely property is absolutely essential in order to appreciate the opportunity.

Contact us now to book your personal viewing appointment.

Entrance Porch

Entrance Hallway

Living Room

10'10" x 10'10" (3.31 x 3.31)

Dining Room

12'3" x 10'10" (3.74 x 3.31)

Breakfast Kitchen

17'4" x 11'10" (5.29 x 3.61)

Office/Bedroom

9'4" x 6'3" (2.85 x 1.93)

Ground Floor WC

First Floor Landing

Bedroom One

11'9" x 10'9" (3.59 x 3.30)

Bedroom Two

10'10" x 10'9" (3.32 x 3.30)

Bedroom/Office

9'3" x 6'3" (2.82 x 1.92)

Shower Room

8'0" x 6'3" (2.46 x 1.92)

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling 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



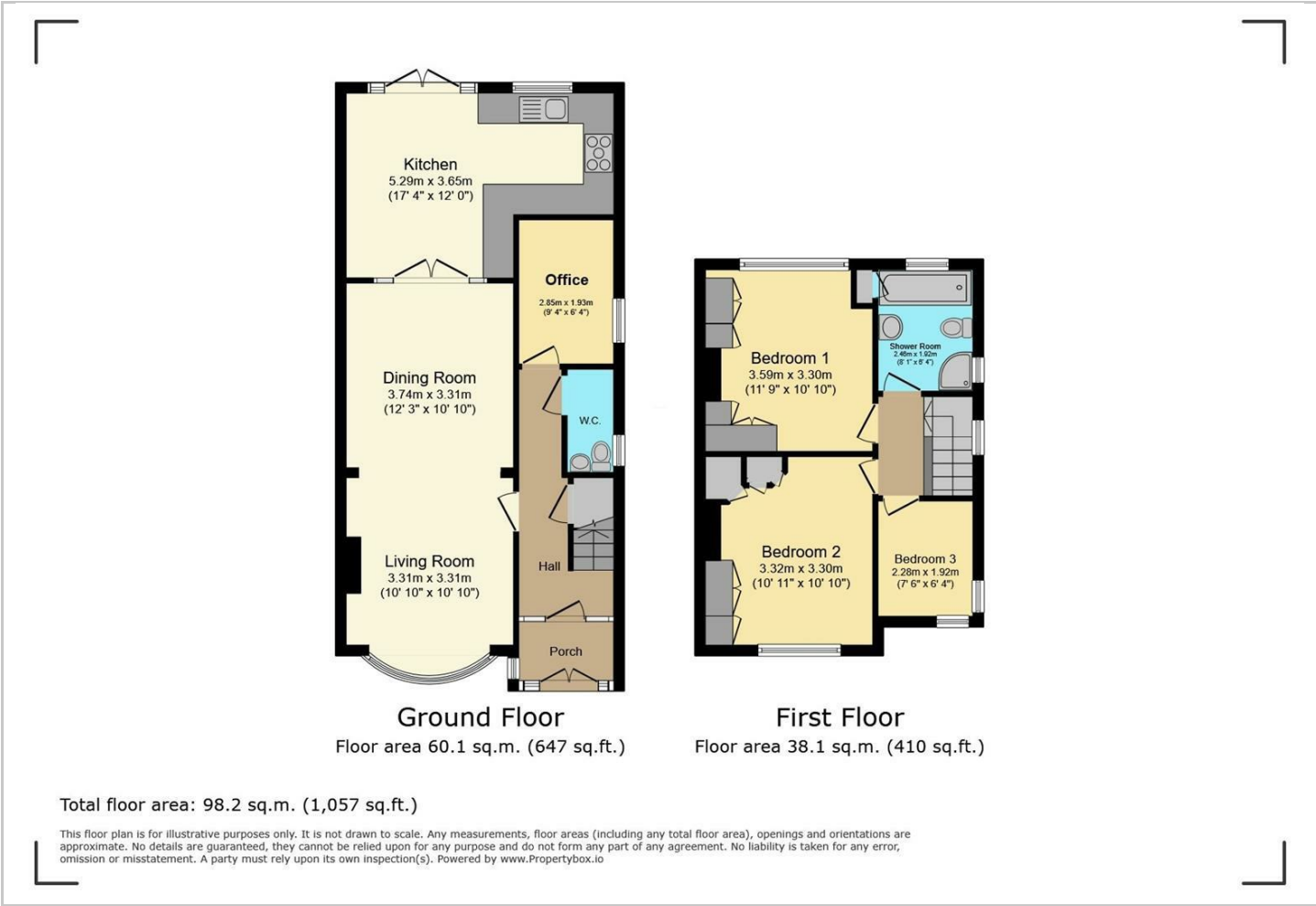
Hybrid Map



Terrain Map



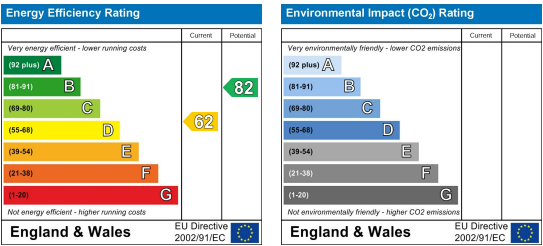
Floor Plan



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