

# JOHNSONS & PARTNERS

Estate and Letting Agency



**79 PADLEYS LANE**  
NOTTINGHAM, NG14 5BW

**OFFERS OVER £635,000**



## 79 PADLEYS LANE

Nottingham, NG14 5BW

Five Bedroom Detached Family Home | Indoor/Outdoor Living | Beautifully Presented | South Facing Rear Gardens | Modern Interiors Throughout | Tandem Garage | Popular Location | Viewing Advised |

Nestled within the serene locality of Padleys Lane in Burton Joyce, this stunning five-bedroom detached family home offers an unrivalled blend of contemporary living and comfort, perfect for modern families.

Recently extended, the rear of the property now boasts a magnificent open plan kitchen, living, and dining room, complete with underfloor heating for those cooler months. The modern kitchen is a chef's delight, featuring integrated appliances and a large central island, perfect for social cooking experiences or quick family breakfasts.

The living area, a tranquil retreat, invites the outdoors in with bi-fold doors that open out onto an elevated terrace area, revealing views of the beautiful south-facing rear gardens. This bright space is perfect for both relaxation and hosting, seamlessly connecting with the spacious dining area, which promises to be the backdrop to many cherished family memories.

Additional ground floor conveniences include a separate living room, providing an intimate space for quieter moments, a versatile fifth bedroom that can double as a home office or playroom, a utility room, and a practical shower room.

Upstairs, the accommodation continues with four well-proportioned bedrooms, with the principal suite benefitting from a private en-suite, while a stylish family bathroom caters to the rest of the household.

Outside, the property's south-facing rear garden, encircled by lush greenery, ensures privacy and a peaceful haven for outdoor activities or simply soaking up the sun.

Located close to the village's array of amenities, excellent schools, transport links, and idyllic countryside walks, this property ticks all the boxes for a family in search of their forever home.

An absolute must-view property.

### Entrance Hallway

**Kitchen Area**  
10'8" x 18'6" (3.27 x 5.64)

**Living and Dining Area**  
120" x 29'10" (3.68 x 9.10)

**Utility Room**  
10'5" x 4'3" (3.20 x 1.30)





**Living Room**  
22'2" x 11'6" (6.78 x 3.53)

**Bedroom Five/Home Office/Play Room**  
18'2" x 9'5" (5.56 x 2.88)

**Ground Floor Shower Room**  
6'8" x 5'5" (2.05 x 1.66)

**First Floor Landing**

**Bedroom One**  
10'7" x 17'8" (max) (3.24 x 5.39 (max))

**En-Suite**  
6'0" x 7'1" (1.83 x 2.18)

**Bedroom Two**  
13'3" x 11'10" (4.05 x 3.62)

**Bedroom Three**  
9'10" x 12'1" (3 x 3.70)

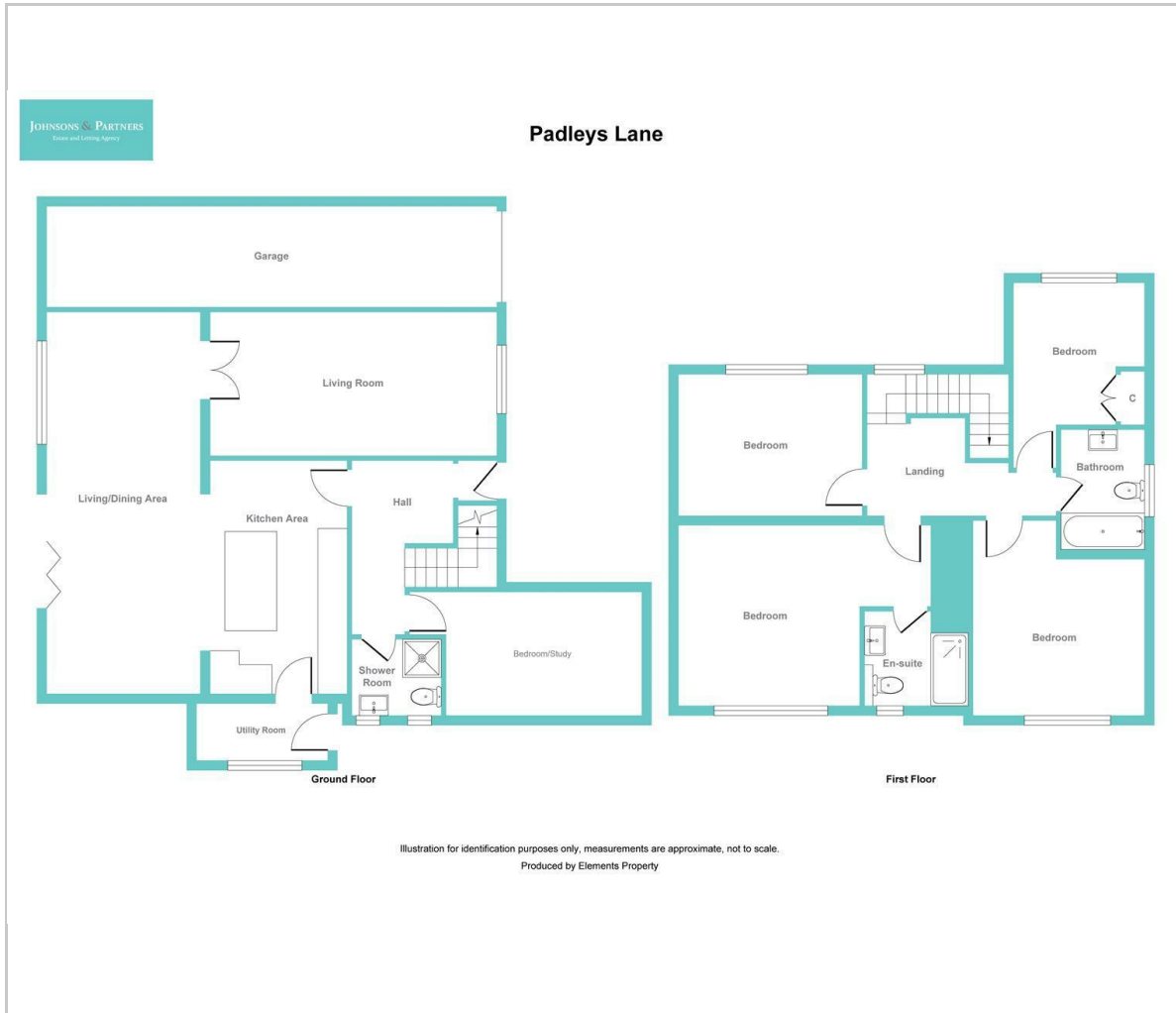
**Bedroom Four**  
13'1" (max) x 9'1" (4 (max) x 2.77)

**Bathroom**  
8'0" x 5'8" (2.45 x 1.73)

**Tandem Garage**  
36 x 9 (10.97m x 2.74m)

**Agents Disclaimer**

## 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

