



5 Langham Drive, Burton Joyce, NG14 5EJ

Price Guide £450,000



Marriotts







# 5 Langham Drive Burton Joyce, NG14 5EJ

- Four bedrooms
- Impressive rear views
- Cul-de-sac location
- Two large reception rooms
- Breakfast kitchen & downstairs toilet
- NO UPWARD CHAIN

**FANTASTIC VIEW!** A spacious detached four-bedroom family home in need of modernisation. Cul-de-sac location, two reception rooms, breakfast kitchen and a downstairs toilet. For sale with NO UPWARD CHAIN!!



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## Overview

Standing in a fantastic position at the head of the cul-de-sac with impressive rear views is this four bedroom detached family home. The property is in need of upgrading but has great scope and spacious accommodation and is for sale with NO UPWARD CHAIN! The property has undergone some improvements in recent years, with many windows and doors being fitted in 2021, upgrading of surface electrics and RCD board in 2021 and Hive controlled combination boiler, also in 2021.

Two large reception rooms, both with double doors to the outside, a spacious breakfast kitchen with walk in pantry and side entrance lobby with a downstairs toilet. Upstairs there are four bedrooms, the main bedroom being full length with access out to a rear balcony which takes in the rear countryside view!

The village of Burton Joyce is very sought after and has a great range of amenities and local independent retailers, as well as a post office, a Co-op and various eateries cafes and pubs. It also has it's own train station which is great for commuting to Nottingham, Newark and beyond.

This could be your perfect family home in this highly regarded village location, so don't delay and call us to arrange a viewing!

## Entrance Hall

With UPVC double-glazed front door and window installed in 2021. Radiator and stairs to the first floor landing, door through to the rear lounge and glazed double doors through to the dining room.



### Dining Room

With four wall light points, ceramic tiled fireplace and hearth with gas and fire, radiator, two UPVC double-glazed side windows, and UPVC double-glazed double doors to the front garden, all installed in 2021.

### Living Room

Original decorative ceramic tiled fireplace and hearth with gas fire, two wall light points, two radiators, UPVC double glazed double doors leading out to the rear patio and frosted double doors through to the breakfast kitchen.

### Breakfast Kitchen

A range of wall and base with marble effect worktops, with an inset double bowl stainless steel sink unit and drainer, plumbing for washing machine, gas cooker point and wall mounted Ideal combination gas boiler installed in February 2021. UPVC double glazed rear window, walk-in shelved pantry with light and side window, door to the side entrance porch, with doors to the outside and the downstairs toilet.

### Downstairs Toilet

With toilet, radiator and UPVC double-glazed rear window installed 2021.

### First Floor Landing

Radiator and loft access.

### Bedroom 1

Built-in wardrobes with a central vanity sink unit with vanity light and overhead cupboards. Two wall light points above the bed space, UPVC double glazed front window and UPVC double-glazed window and door out to the balcony, all installed in 2021.

### Bedroom 2

Built-in six-door wardrobe with overhead storage, UPVC double glazed front window and radiator,

### Bedroom 3

UPVC double-glazed rear window and radiator.

### Bedroom 4

UPVC double glazed front window and radiator.

### Bathroom

Consisting of a bath with chrome mains shower fitted in October 2022 and tiled surround, half tiling to the remaining walls, toilet, pedestal wash basin, airing/linen cupboard, chrome ladder tower rail and UPVC double glazed rear window.

### Outside

To the front, there is an enclosed lawn with mature hedges and trees. Paved driveway provides off-street parking with double doors leading into the garage, which has light, power, modern RCD board and also houses the gas and electricity meters. There is access either side of the property. To the right-hand side, there is a path with an integral store, and to the rear is full-width paving leading up to a raised paved patio with a stone wall boundary. Outside tap and lawn with established borders and hedging, with part fencing to the perimeter.

### Material Information











TENURE: Freehold  
COUNCIL TAX: Gedling Borough Council - Band E  
PROPERTY CONSTRUCTION: Cavity Brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: no  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
FLOOD RISK: very low  
ASBESTOS PRESENT: n/k  
ANY KNOWN EXTERNAL FACTORS: n/k  
LOCATION OF BOILER: kitchen - installed in February 2021  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: Octopus Energy  
MAINS ELECTRICITY PROVIDER: Octopus Energy  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: yes  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: stepped front and rear access











This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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