



£700,000-£725,000

GUIDE PRICE

**LAMBLEY LANE
BURTON JOYCE**

- PRIME LOCATION
- SPACIOUS LIVING
- BEAUTIFUL OUTDOOR SPACE
- LUXURY BEDROOMS
- PRIVATE GARDEN
- AMPLE PARKING
- EPC C



Stunning Detached Residence on Exclusive Private Drive

WE ARE DELIGHTED TO PRESENT THIS SUBSTANTIAL DETACHED RESIDENCE, NESTLED ON AN EXCLUSIVE PRIVATE DRIVE IN THE HIGHLY DESIRABLE AREA OF BURTON JOYCE. OFFERING EXCEPTIONAL PRIVACY, THIS BEAUTIFULLY IMPROVED AND EXTENDED PROPERTY PROVIDES A SUPERB SETTING FOR A QUALITY FAMILY HOME. WITH EXCELLENT SCHOOL CATCHMENTS, LOCAL SHOPS, AND CONVENIENT PUBLIC TRANSPORT LINKS, INCLUDING RAIL, THIS LOCATION ALSO BOASTS A DIVERSE SELECTION OF PUBS, RESTAURANTS, AND SCENIC COUNTRY AND RIVERSIDE WALKS.

UPON ENTERING, THE ENTRANCE HALL GREETES YOU WITH YORK STONE TILED FLOORING, RECESSED SPOTLIGHTS AND WOOD-FRAMED DOUBLE-GLAZED WINDOWS, LEADING TO A CONVENIENT W/C WITH TILED SPLASHBACK. THE BRIGHT LIVING ROOM FEATURES A WOOD-FRAMED DOUBLE-GLAZED WINDOW, A RECESSED CHIMNEY BREAST WITH A WOODEN MANTELPIECE, AND AN EXPOSED BRICK SURROUND. ADJACENT IS A STUDY, OFFERING A QUIET RETREAT WITH VIEWS OF THE REAR GARDEN.

THE MODERN KITCHEN IS WELL-APPOINTED WITH FITTED UNITS, A FEATURE BREAKFAST BAR, AND SPACE FOR A RANGE COOKER, INTEGRATED MICROWAVE, DISHWASHER, AND AMERICAN-STYLE FREEZER. THE KITCHEN OPENS TO THE FRONT PATIO THROUGH BI-FOLDING DOORS, WITH AN ADJACENT UTILITY ROOM PROVIDING ADDITIONAL STORAGE. A SEPARATE SITTING ROOM, FEATURING AN EXPOSED BEAM, VELUX WINDOW, AND WALL-MOUNTED ELECTRIC FIRE, ADDS VERSATILITY, WHILE THE ORANGERY, WITH YORK STONE FLOORING, OPENS ONTO A PATIO AREA, CREATING A CHARMING SPACE FOR RELAXATION.

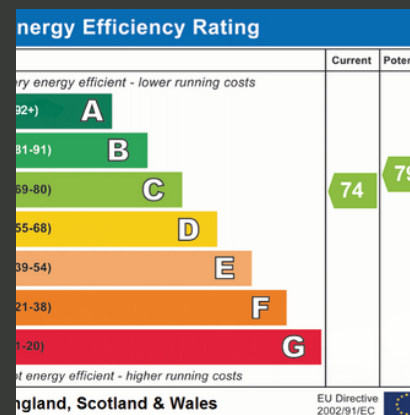
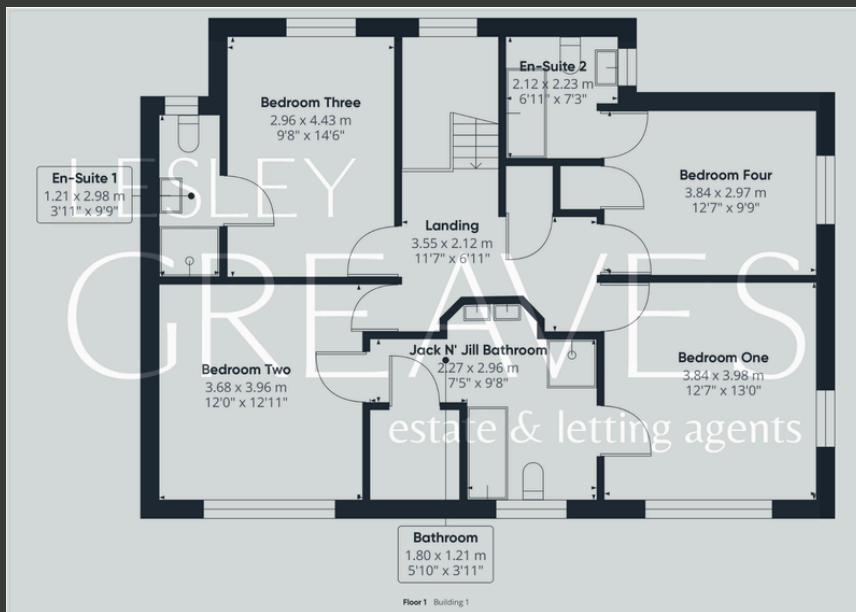
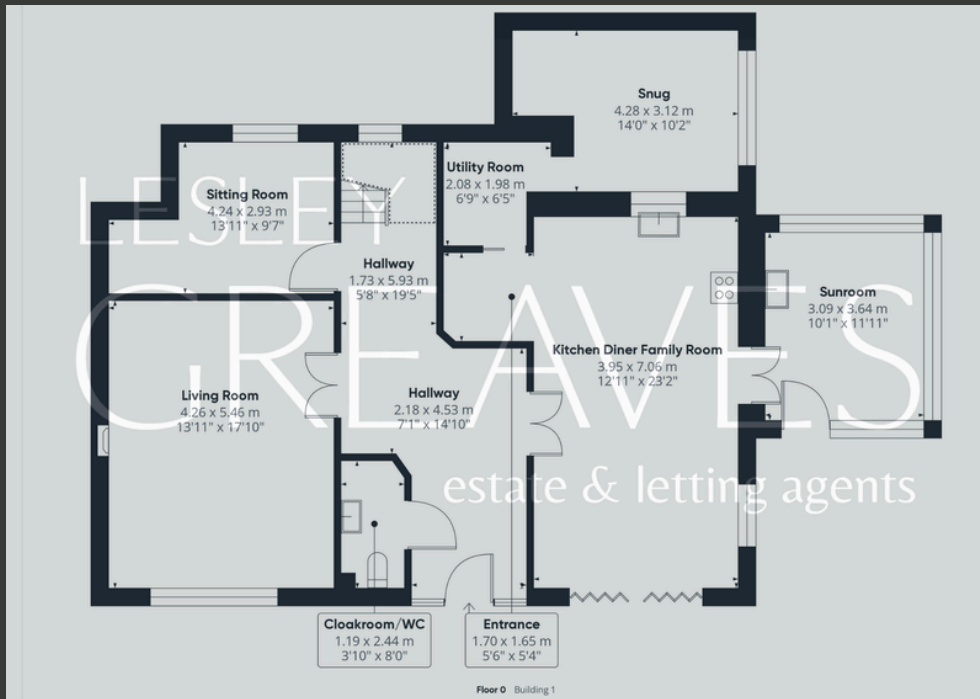
THE FIRST FLOOR FEATURES A SPACIOUS LANDING LEADING TO FOUR DOUBLE BEDROOMS, EACH WITH AMPLE STORAGE. THE MAIN BEDROOM HAS ACCESS TO A JACK & JILL BATHROOM WITH A WALK-IN WARDROBE, DOUBLE BASIN, SHOWER ENCLOSURE, AND ROLL-TOP BATH. THE SECOND BEDROOM INCLUDES AN EN-SUITE WITH A DOUBLE-ENDED BATH, WHILE THE THIRD AND FOURTH BEDROOMS OFFER FITTED WARDROBES AND ACCESS TO ADDITIONAL EN-SUITES.

OUTSIDE, THE PROPERTY BOASTS A PRIVATE, ENCLOSED SOUTH-FACING GARDEN AND A LARGE SUNLIT PATIO, IDEAL FOR OUTDOOR ENTERTAINING. AMPLE OFF-ROAD PARKING AND A DETACHED DOUBLE GARAGE COMPLETE THIS IMPRESSIVE HOME.

- FREEHOLD
- COUNCIL TAX; BAND G
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 216 SQ METERS







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