

JOHNSONS & PARTNERS

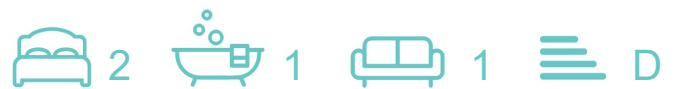
Estate and Letting Agency



52 LAMBLEY LANE, GEDLING

NOTTINGHAM, NG4 4PA

GUIDE PRICE £390,000



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A beautifully presented and modernised, detached bungalow, within this sought after location and offered with no upward chain. The double fronted property has benefitted from the creation of the Gedling Access Road which has created a cul de sac, serving just a handful of properties, No.52 being one of the lucky ones. The property also benefits from the convenience of a wide range of amenities close by including shops, schools, public transport links and recreational facilities, Gedling Country Park is but a stroll away.

In brief, the double glazed and centrally heated accommodation comprises open entrance porch, wide reception hallway which beautifully opens up into the re-fitted, contemporary kitchen, which has a feature, central island that also incorporates the dining table. There are a range of built in appliances and a tap supplying filtered water. This lovely, light and airy room also has access directly out to the rear garden. There is a separate lounge to retreat to, which also has double doors out to the rear garden, and a log burner, two double bedrooms and a contemporary shower room with a large walk in shower, and twin basins. To the outside, there is a sweeping driveway providing multiple vehicle parking and access to the tandem style detached garage. Gated pedestrian access leads round to the good sized rear garden with seating areas, planting and an easy to care for lawn.

We strongly recommend an internal viewing in order to fully appreciate not only the accommodation and gardens, but also the brilliant location. Contact us now to book your personal viewing appointment.

Open Porch

Reception Hallway

16'8 x 7'2 (5.08m x 2.18m)

Contemporary Dining Kitchen

15'7 x 8'10 (4.75m x 2.69m)

Lounge

19'8 x 10'5 (5.99m x 3.18m)

Bedroom One

15'6 x 10'4 (4.72m x 3.15m)

Bedroom Two

12'7 x 10'4 (3.84m x 3.15m)

Modern Shower Room

7'11 x 7'5 (2.41m x 2.26m)

Garage

25'4 maximum x 8'11 (7.72m maximum x 2.72m)

Outside

Front Garden & Driveway

Private Rear Garden

Outside Bar Area

Agents Note

Prior to making an offer, interested parties should check with their lender, as the property has spray foam insulation installed within the loft.

Agents Disclaimer

Disclaimer -

Council Tax Band Rating - Gedling Council – Tax Band D

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

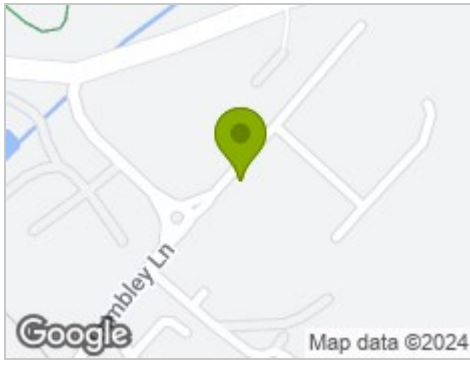
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any 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



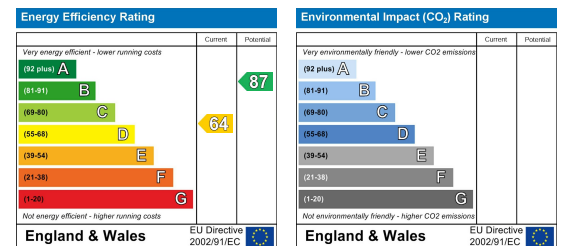
Floor Plan



Viewing

Please contact our Gedling Office on 0115 855 6622 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.