

# JOHNSONS & PARTNERS

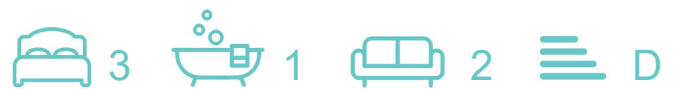
Estate and Letting Agency



## 48 LAMBLEY LANE, BURTON JOYCE

NOTTINGHAM, NG14 5BG

OFFERS OVER £475,000



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No Upward Chain | Three Bedroom Detached | Extremely Popular Road | Close to Local Amenities |  
|| Nestled in the heart of Burton Joyce, we offer this three-bedroom detached family home that stands on one of the most coveted roads in the village. With its elevated plot, this property offers privacy and a sense of exclusivity, making it a perfect sanctuary for families looking for a harmonious blend of village life and modern convenience.

This delightful residence boasts three generously proportioned double bedrooms, ensuring ample space for a growing family or for hosting guests. The large family bathroom is complemented by an additional downstairs WC, ensuring comfort and practicality for all household members.

The spacious living room, bathed in natural light thanks to the large windows throughout, offers the perfect setting for family gatherings or cosy evenings in. The kitchen, equipped with all the necessary amenities, overlooks a charming garden area, ideal for outdoor dining and activities with the little ones.

Completing this attractive home is a garage and a driveway with space for two cars, addressing all your parking needs. Located within a stone's throw of local amenities, schools, and beautiful countryside walks, this property is in an extremely popular location, presenting a wonderful opportunity for families to create their dream home in a vibrant community.

This property is a rare gem that marries space, comfort, and convenience. Don't miss the chance to make this sought-after address your new family abode.

### Entrance Porch

7'1" x 8'0" (2.17 x 2.44)

### Dining Area

8'8" x 22'0" (2.65 x 6.71)

### Living Room

25'0" x 15'8" (7.64 x 4.78)

### Kitchen

7'0" x 12'7" (2.15 x 3.85)

### Rear Porch/Utility Area

### WC

### First Floor Landing

### Bedroom One

13'6" x 16'0" (22'0" max) (4.14 x 4.90 (6.72 max))

### Bedroom Two

11'6" x 13'6" (3.52 x 4.14)

### Bedroom Three

9'3" x 13'6" (2.84 x 4.12)

### Bathroom

7'2" x 10'5" (2.20 x 3.20)

### Double Garage

### Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band F

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



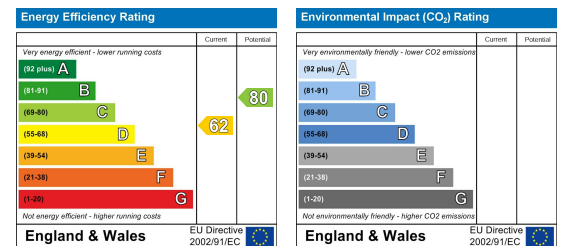
## Floor Plan



## 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.