

JOHNSONS & PARTNERS

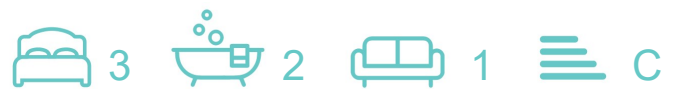
Estate and Letting Agency



50 PADLEYS LANE, BURTON JOYCE

NOTTINGHAM, NG14 5BW

ASKING PRICE £350,000



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Nestled in the sought-after village location of Padleys Lane in Burton Joyce, Nottingham, this charming three-bedroom detached modern home is a true gem.

Upon entering, you are greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The property boasts two well-appointed bathrooms, ensuring convenience and comfort for all residents.

Convenience is key with this home, as it is situated close to excellent amenities including schools, shops, pubs, restaurants, and public transport services, including rail. For nature enthusiasts, the property is also near lovely riverside walks and the beautiful surrounding countryside, offering a peaceful retreat from the hustle and bustle of everyday life.

If you are in search of a modern home that combines comfort, convenience, and charm, look no further. Internal viewing is highly recommended to truly appreciate all that this property has to offer. Contact us now to schedule a viewing and make this wonderful house your new home.

Entrance Hall
5'1" x 14'1" (1.55m x 4.3m)

Living Room
11'3" x 16'9" (3.45m x 5.13)

Kitchen
19'2" x 15'6" (5.85 x 4.74)

Dining Room
8'4" x 10'4" (2.55m x 3.17)

Bedroom Three
10'4" x 11'10" (3.15m x 3.61m)

Shower Room
4'6" x 6'3" (1.38m x 1.92m)

Landing
6'4" x 12'4" (1.94m x 3.78m)

Bedroom One
10'6" x 14'0" (3.22m x 4.28m)

Bedroom Two
11'3" x 10'4" (3.44m x 3.16m)

Bathroom
6'5" x 10'10" (1.96m x 3.31m)

Garage
8'5" x 17'0" (2.57m x 5.20)

Utility
17'0" x 8'2" (5.2m x 2.51m)

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Borough – Tax Band E

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



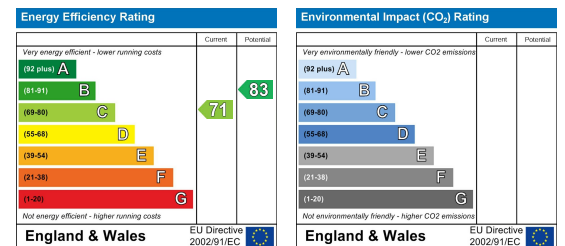
Floor Plan



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.