

JOHNSONS & PARTNERS

Estate and Letting Agency



104 LAMBLEY LANE, BURTON JOYCE

NOTTINGHAM, NG14 5BL

GUIDE PRICE £550,000



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Four Bedroom Detached Home | Desirable Location | Close to Local Amenities | Extended to the Side and Rear | Viewings Advised |

Nestled in the heart of Burton Joyce, on the highly sought-after Lambley Lane, lies an exquisite four-bedroom detached family home that is sure to capture the heart of any discerning buyer. Boasting spacious and well-appointed accommodation throughout, this property presents an idyllic setting for family life in the NG14 postcode area.

Upon entering, you're greeted by an inviting and warm ambience that flows seamlessly throughout the residence. The home offers an expansive living space that includes three reception rooms, providing ample room for relaxation, entertainment, and quality family time. The well-thought-out layout also features a split-level office space, perfect for those who work from home or require a quiet area for study.

Each of the four bedrooms is beautifully designed to accommodate the needs of a growing family, with the master bedroom offering a sanctuary for rest and rejuvenation. The family bathroom, along with an additional cloakroom, serves the household's needs with ease and convenience.

Externally, the property is equally as impressive, featuring a wrap-around garden that provides a private and tranquil retreat for outdoor activities or simply basking in the peaceful surroundings. The large private driveway accommodates up to three vehicles, eliminating any parking woes.

Situated in a popular location within Burton Joyce, this home benefits from close proximity to local amenities, schools, and transport links, making it an ideal choice for families looking for community and connectivity.

Viewing is highly recommended to fully appreciate the unique charm and potential of this stunning family home. Don't miss the opportunity to make this house your forever home.

T: 0115 931 2020

[Entrance Hallway](#)

[Living Room](#)

[Snug](#)

[Dining Kitchen](#)

[Dining Room](#)

[WC](#)

[Home Office Area](#)

[First Floor Office/Studio Space](#)

[First Floor Landing](#)

[Bedroom One](#)

[Bedroom Two](#)

[Bedroom Three](#)

[Bedroom Four](#)

[Driveway](#)

[Agents Disclaimer](#)

Disclaimer - Council Tax Band Rating - Gedling Council – 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.

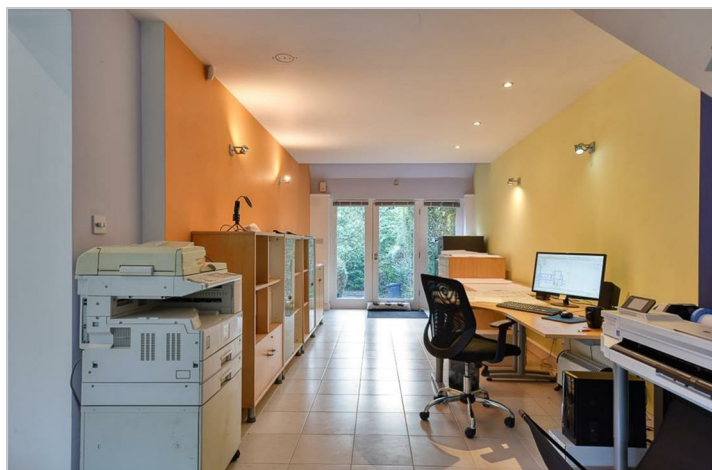
The vendor has advised the following:

Property Tenure is Freehold

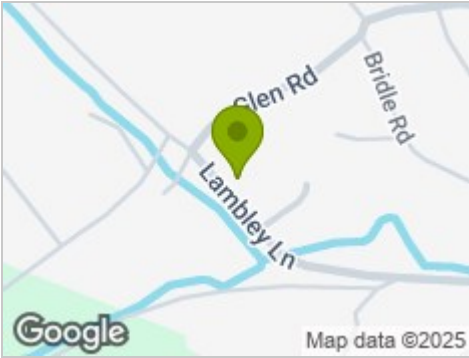
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



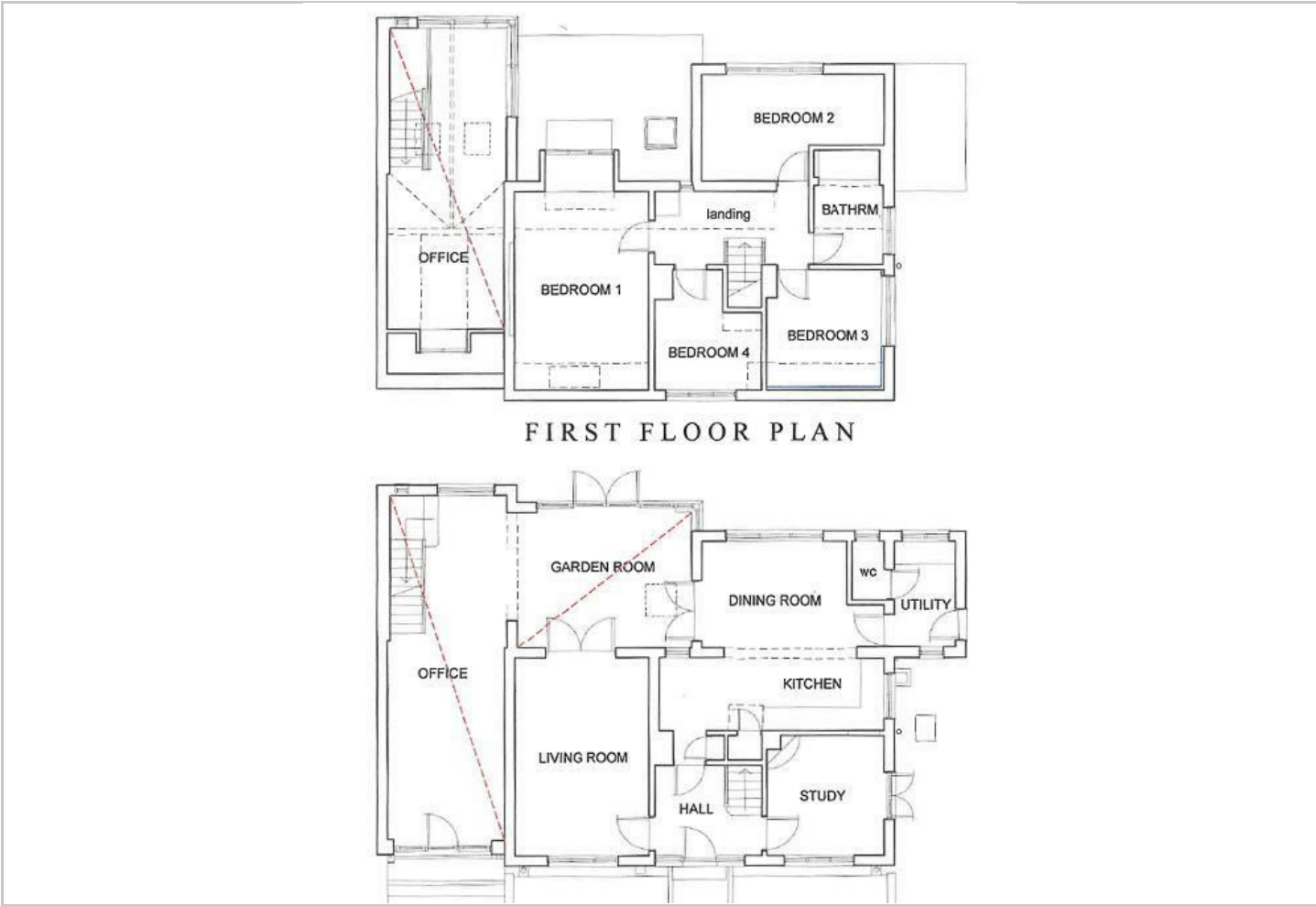
Hybrid Map



Terrain Map



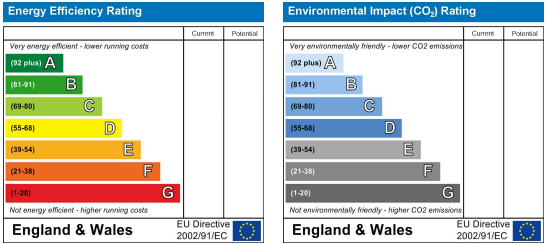
Floor Plan



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



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