

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 101 LAMBLEY LANE, BURTON JOYCE

NOTTINGHAM, NG14 5BL

£650,000



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Detached Family Home | Desirable Village Location | Double Garage with Brand New Roof | Close to Local Amenities | Three Bedrooms | En-Suite | Modern Dining Kitchen | Beautiful Gardens | Recently Installed Boiler|

Immerse yourself in the epitome of modern living with this striking three-bedroom house on Lambley Lane, Burton Joyce. This Canadian-inspired property boasts a unique split-level architecture, complemented by majestic framed cedar wood, double-glazed windows, ensuring a serene and insulated living experience.

As you step inside, you're welcomed by the grandeur of full-height, floor-to-ceiling internal doors and a stylish interior that promises a lifestyle of comfort and elegance. The principal suite is a haven of luxury, complete with a generous bedroom, an intimate dressing area, and a sleek modern en-suite that radiates contemporary charm.

Family moments are elevated in the modern dining kitchen, featuring a suite of 'quality' integrated appliances, and spilling out onto a 'Balau hardwood' deck, perfect for al fresco dining amidst the enchanting garden backdrop. The dual-aspect living room and separate dining room offer ample space for family gatherings and entertaining guests.

Two additional well-proportioned bedrooms, each with built-in wardrobes, ensure that every family member has their personal retreat. A modern family bathroom services these rooms, epitomising the home's commitment to modernity and convenience.

A detached double garage, with the luxury of an electrically operated door, includes a practical utility room. Beyond, discover a substantially sized plot, where the rear garden unfurls to reveal breath-taking, far-reaching views that will captivate your senses.

Nestled in a sought-after village location and in proximity to local amenities, this property is an exceptional find for discerning families. With beautiful gardens and a serene environment, viewings of this magnificent home come highly recommended.

Open Canopy Porch

Reception Hallway  
8'6 x 4'9 (2.59m x 1.45m)

Lounge  
23'4 x 13'3 (7.11m x 4.04m)

Dining Room  
14'8 x 10'5 (4.47m x 3.18m)

Dining Kitchen  
17'2 x 9' (5.23m x 2.74m)

WC  
9' x 3'11 (2.74m x 1.19m)

Lower Hallway

Bedroom One Incorporating Dressing Area  
20'2" x 12'7" maximum to wardrobe (6.15m x 3.86m maximum to wardrobe)

En Suite  
8'11 x 7'5 (2.72m x 2.26m)

Bedroom Two  
12'2 x 8'10 (3.71m x 2.69m)

Bedroom Three  
10'8 x 7'8 (3.25m x 2.34m)

Bathroom  
7'4 x 5'6 (2.24m x 1.68m)

Utility  
16'10 x 6'7 (5.13m x 2.01m)

Outside

Garage  
17'3 x 16'9 (5.26m x 5.11m)

Driveway & Landscaped Garden

Private Substantial Rear Garden

### 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

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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.

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## Road Map



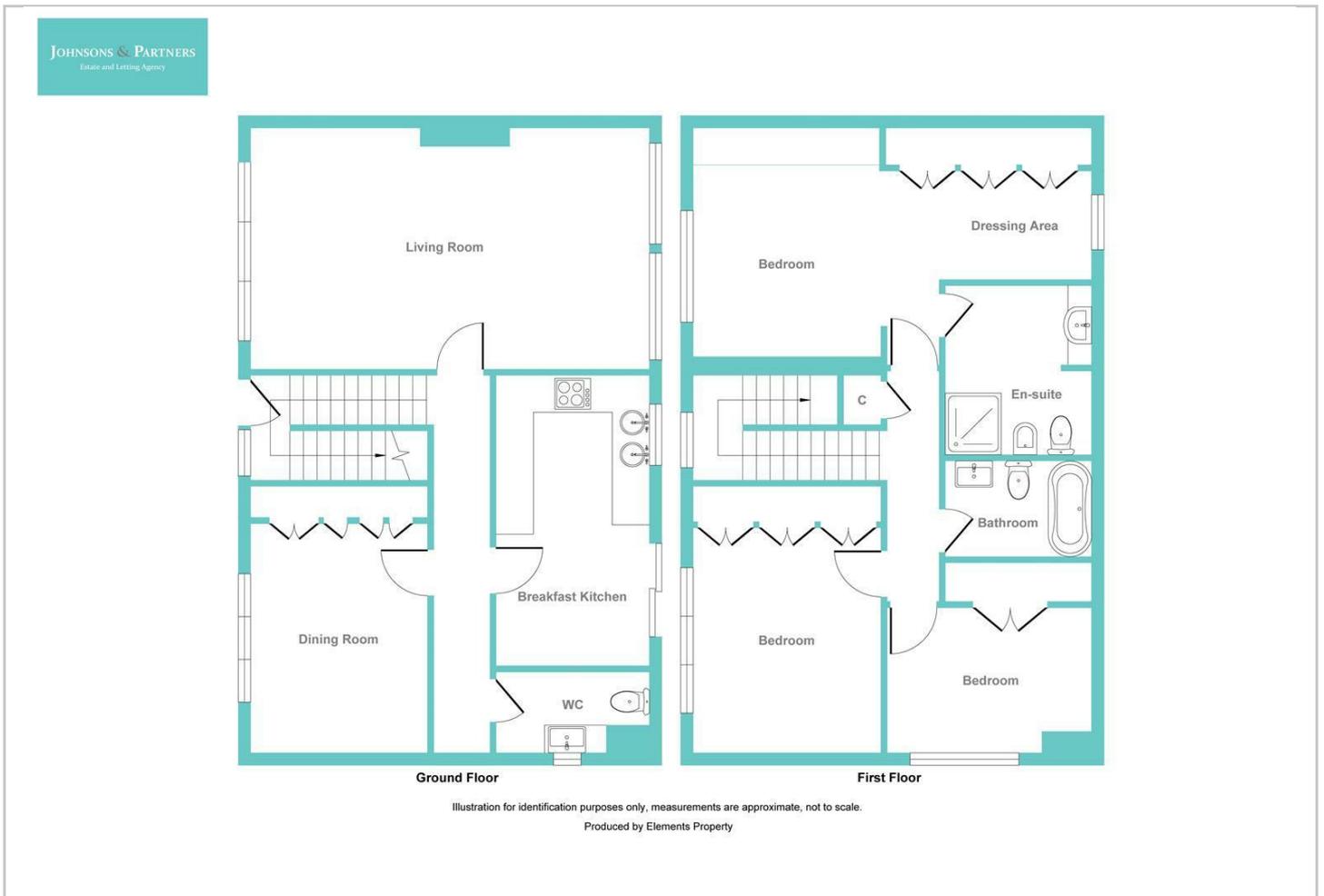
## Hybrid Map



## Terrain Map



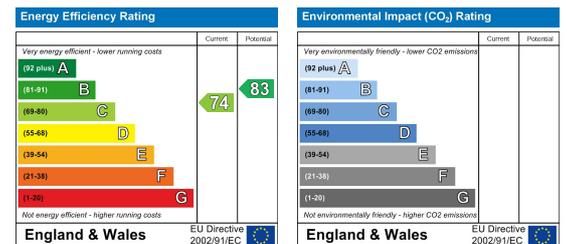
## Floor Plan



## 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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