

# JOHNSONS & PARTNERS

Estate and Letting Agency



**28 PADLEYS LANE**  
NOTTINGHAM, NG14 5BZ

**GUIDE PRICE £395,000**





## 28 PADLEYS LANE

Nottingham, NG14 5BZ

GUIDE PRICE £395,000 - £410,000

Centrally located in the sought after village of Burton Joyce, this beautifully presented three-bedroom detached bungalow on Padleys Lane offers an idyllic living experience, tailored to a variety of discerning buyers. With the tranquil setting as its backdrop, this delightful property boasts an array of features designed to make home life both comfortable and elegant.

As you step through the entrance porch, you are greeted by a spacious entrance hallway, replete with practical storage cupboards – the perfect welcome to this charming abode. The living room, illuminated by natural light streaming through the patio doors, offers a seamless transition to the verdant rear garden, ensuring a harmonious blend of indoor and outdoor living.

Entertain with ease in the bright and airy dining room, before indulging in culinary delights in the modern breakfast kitchen, complete with sleek integrated appliances. A contemporary bathroom suite, equipped with a shower over the bath, ensures that all your pampering needs are met with style and convenience.

Three well-proportioned bedrooms provide peaceful retreats for all members of the household, with the main bedroom benefiting from an en-suite shower room. Externally, the property doesn't fail to impress with its beautifully manicured front and rear gardens, providing the perfect setting for relaxation and social gatherings.

Additional practical amenities include a driveway and garage situated to the rear of the property, ensuring ample parking space for two vehicles. With the property's close proximity to village amenities and its inviting aesthetic, viewings are highly advised to fully appreciate the opportunity on offer. Your future home awaits in this picturesque enclave of Nottinghamshire.







**Entrance Porch**

**Hallway**

**Breakfast Kitchen**

11'7" x 7'10" (3.54 x 2.41)

**Dining Room**

14'5" x 11'9" (4.40 x 3.60)

**Living Room**

17'7" x 16'2" (5.36 x 4.94)

**Bedroom One**

14'4" x 9'10" (4.38 x 3.02)

**En-Suite**

9'10" x 3'5" (3.02 x 1.05)

**Bedroom Two**

13'4" x 9'11" (4.07 x 3.03)

**Bedroom Three**

10'1" x 8'10" (3.08 x 2.70)

**Bathroom**

8'11" x 5'11" (2.72 x 1.82)

**Driveway and Garage**

**Agents Disclaimer**



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.

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Area Map



Energy Efficiency Graph

