

HoldenCopley

PREPARE TO BE MOVED

Lambley Lane, Burton Joyce, Nottinghamshire NG14 5BN

Offers Over £900,000 - £1,500,000

Lambley Lane, Burton Joyce, Nottinghamshire NG14 5BN



PREPARE TO BE IMPRESSED...

This substantial detached house is a credit to the current owner as it benefits from being much-improved with a significant extension, boasting spacious accommodation spanning across three floors and occupying circa 8000 sq ft. Additionally, there is an extension to the rear which is currently under renovation and offers a significant and versatile space currently laid out with a sauna, steam room and a cinema / large gym which has the potential to be a swimming pool, with two sets of bi-folding doors opening out onto the rear patio. Situated in a highly sought-after rural location within close proximity to The River Trent and offering an enviable range of amenities including both doctor and dentist surgeries, a post office, Co-op store, takeaways, library and pubs close by. It has excellent bus and rail links and therefore acts as a preferred commuter village for many of its residents. With access to Burton Joyce Primary School and Carlton Le Willows Academy, both judged as 'Good' by Ofsted, it is equally favoured by families. Internally, the accommodation comprises a grand entrance hall which provides access into the living room featuring an Inglenook fireplace, a modern breakfast kitchen benefiting from a range of high-end appliances, a dining area and a family room with underfloor heating running throughout. There is also a utility room, a W/C and access into the entertainment areas. Upstairs on the first floor is a galleried landing with four double bedrooms and three modern bathroom suites and on the second floor is a loft room. Outside there is an driveway with an 'in-out' sweeping entrance and access into the double garage providing ample off-road parking for a vast amount of vehicles. To the rear of the property is a fantastic-sized garden featuring a paved patio area perfect for Alfresco dining, an extensive lawn and an array of established trees and planting.

MUST BE VIEWED





- Extended Detached Family Home
- Four Double Bedrooms & Loft Room
- Two Reception Rooms
- Modern Fitted Kitchen Diner
- Utility & W/C
- Gym / Cinema Room, Sauna & Steam Room
- Three Modern Bathrooms
- Generous-Sized Plot With Scope For Further Development
- Large Driveway With Double Garage
- Highly Regarded Location





GROUND FLOOR

Entrance Hall

27'2" x 12'9" (8.29m x 3.89m)

The entrance hall has solid oak flooring, floor to ceiling double-glazed windows to the front elevation, three column radiators, an in-built under stair cupboard, recessed spotlights, a single front door providing access into the accommodation and a bi-folding door opening out to the rear garden

Cloak Room

5'2" x 5'1" (1.60m x 1.57m)

The cloak room has carpeted flooring, a singular recessed spotlight and a double-glazed obscure window to the front elevation

Living Room

22'2" x 20'1" (6.78m x 6.14m)

The living room has solid oak flooring, a TV point, recessed spotlights, two column radiators, a feature Inglenook fireplace with exposed brick insert and housing a cast iron gas fire upon a quarry tiled hearth and a wooden sleeper mantle, double-glazed windows to the front and side elevation and a bi-folding door opening out to the rear garden

Kitchen Diner

32'1" max x 21'2" max (9.78m max x 6.47m max)

The kitchen has a range of fitted high gloss base and wall units with Quartz worktops and a feature breakfast bar island, an undermount sink and a half with a swan neck mixer tap, a further undermount sink with a swan neck mixer tap, two integrated Neff double ovens, an integrated Neff combi-oven and steel oven, two integrated warming drawers, a Neff five ring gas hob, an integrated dishwasher, two integrated wine coolers, space for an American style fridge freezer, space for a dining table, solid oak flooring with underfloor heating, an in-built cupboard, recessed spotlights, two double-glazed windows to the front elevation and open plan to the family room

Family Room

19'6" x 14'4" (5.96m x 4.37m)

The family room has tiled flooring with underfloor heating, a TV point, a sky lantern roof, recessed spotlights, a full height double-glazed window to the rear elevation, a single wooden door and a bi-folding door opening out to the rear garden

Utility Room

10'5" x 9'6" (3.18m x 2.91m)

The utility room has a fitted worktop, space and plumbing for a washing machine, space for a tumble dryer, a wall-mounted BAXI boiler, a water-tank, recessed spotlights, tiled flooring and a single door into the pool room and sauna

W/C

This space has a low level dual flush W/C, a pedestal wash basin, tiled splashback, tiled flooring, an extractor fan and a singular recessed spotlight

Sauna

Steam Room

Cinema Room / Gym / Pool Room

36'1" x 21'7" (11.0m x 6.60m)

FIRST FLOOR

Landing

29'11" max x 23'4" max (9.13m max x 7.12m max)

The landing has carpeted flooring, double-glazed windows to the front and rear elevation, a radiator, recessed spotlights and access to the first floor accommodation

Master Bedroom

19'7" x 12'2" (5.98m x 3.73m)

The main bedroom has carpeted flooring, recessed spotlights, a TV point, fitted floor to ceiling wardrobes with a dressing table, a radiator, a bi-folding door opening out onto the roof, access to a walk-in-wardrobe and access into the first en-suite

Walk-in-Wardrobe

9'3" x 5'2" (2.84m x 1.59m)

This space has carpeted flooring and recessed spotlights

En-Suite

10'5" x 8'0" (3.18m x 2.45m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a double-ended bath with a digital control panel, jets and central taps, a walk-in shower enclosure with an overhead rainfall shower, a handheld shower head and wall-mounted chrome fixtures, floor to ceiling tiles, recessed spotlights and a double-glazed window to the rear elevation

Bedroom Two

16'2" x 9'4" (4.95m x 2.87m)

The second bedroom has a double-glazed window to the front elevation, carpeted flooring, a radiator and access into a second en-suite

En-Suite Two

6'3" x 6'1" (1.91m x 1.87m)

The second en-suite has a low level dual flush W/C, a vanity unit wash basin, a 'P' shaped bath with central taps, an overhead rainfall shower and a handheld shower head, a shower screen, a chrome heated towel rail, tiled flooring, partially tiled walls and recessed spotlights

Bedroom Three

20'2" x 10'10" (6.15m x 3.31m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, recessed spotlights and fitted wardrobes

Bedroom Four

15'1" x 10'11" (4.60m x 3.35m)

The fourth bedroom has a double-glazed window to the rear elevation, carpeted flooring and a radiator

Bathroom

7'8" x 7'4" (2.35m x 2.24m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a 'P' shaped bath with central taps, an overhead rainfall shower and a handheld shower head, a shower screen, a chrome heated towel rail, floor to ceiling tiles, recessed spotlights and a double-glazed obscure window to the rear elevation

SECOND FLOOR

Upper Landing

The upper landing has a double-glazed window to the rear elevation, carpeted flooring and provides access to the second floor accommodation

Loft Room

36'6" x 9'10" (11.13m x 3.02m)

This space has carpeted flooring, a double-glazed window to the front elevation, two Velux windows to the rear elevation, a radiator and eaves storage

OUTSIDE

Front

To the front of the property is an extensive driveway with an 'in-out' sweeping entrance, a mature garden, a range of trees, plants and shrubs, courtesy lighting and access to the double garage

Double Garage

The brick-built double garage has an up and over electric door and boarded loft space for additional storage

Rear

To the rear of the property is a private enclosed garden with a paved patio area, courtesy lighting, an extensive lawn, a range of trees, plants and shrubs including a well-established Willow tree and hedged borders

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band G

This information was obtained through the directgov website. HoldenCopley 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.

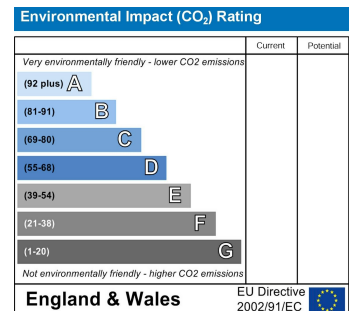
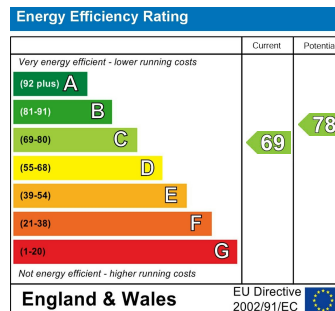
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees 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 HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

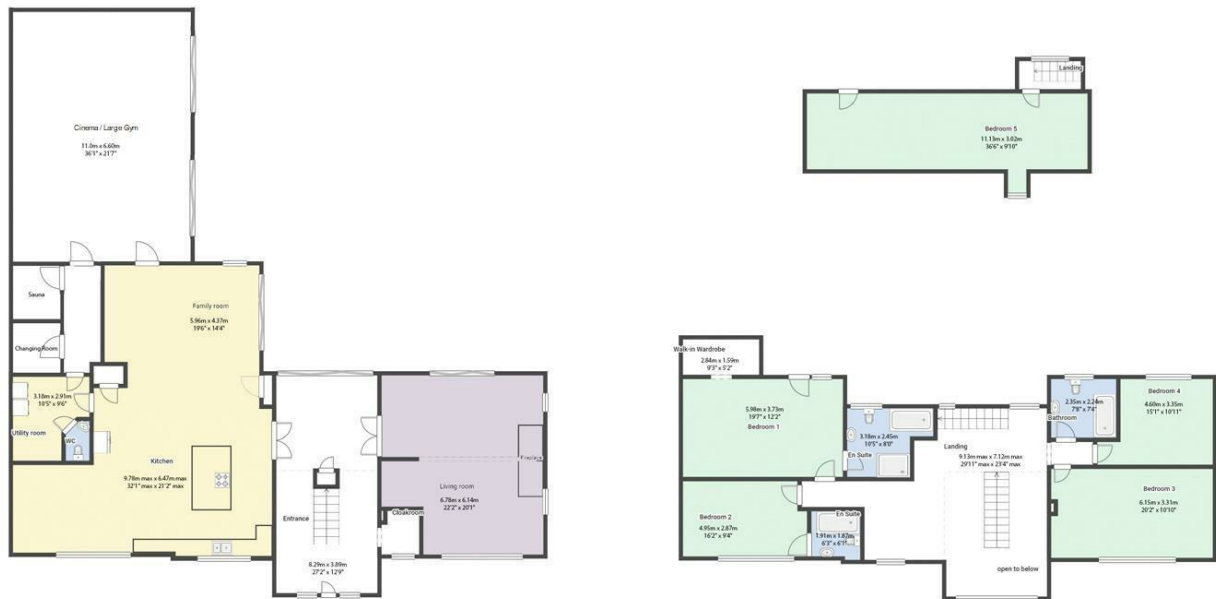
Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport 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 HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley 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.



Lambley Lane, Burton Joyce, Nottinghamshire NG14 5BN

HoldenCopley
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, 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 HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.