

HoldenCopley

PREPARE TO BE MOVED

Lambley Lane, Burton Joyce, Nottinghamshire NG14 5BN

£475,000

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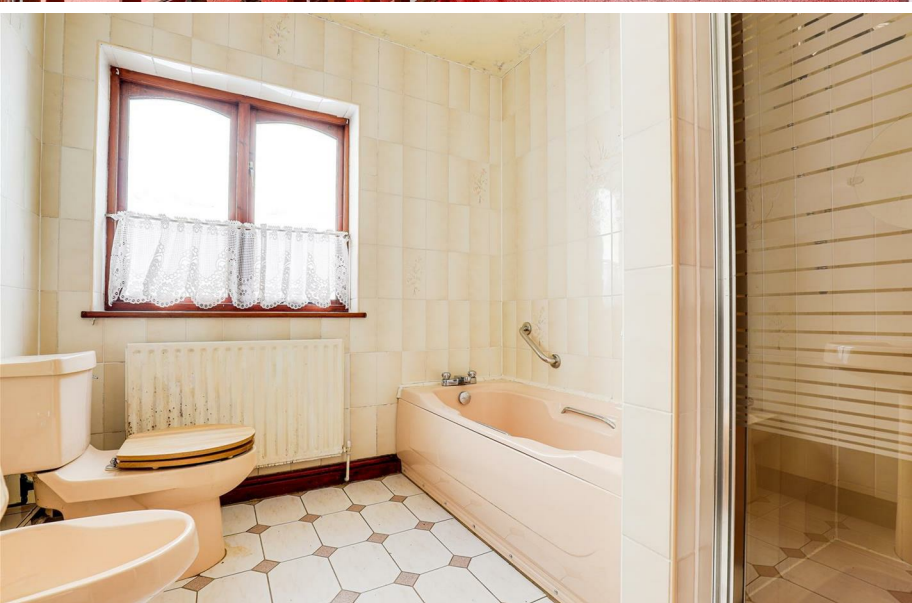
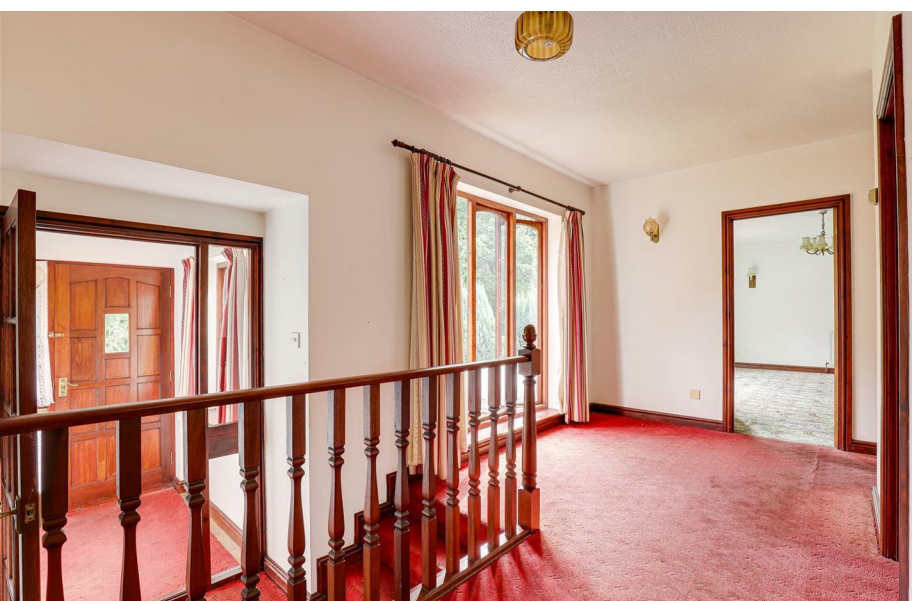


DETACHED BUNGALOW...

Nestled in a highly desirable village, this spacious detached bungalow offers a fantastic opportunity for buyers seeking single-storey living with the chance to personalise their new home. Located within easy reach of local amenities, this property is ideal for a range of buyers, from downsizers to families or those looking to create a home tailored to their tastes. As you step into the property, you are welcomed by an entrance porch leading into a generous hallway. The bright and airy living room with a cozy fireplace and sliding patio doors that open onto a balcony, offering lovely views of the front garden. The open-plan layout seamlessly connects the living room to the dining area. The dining room extends into a spacious conservatory, flooded with natural light, and featuring French doors that open out onto the private rear garden. The bungalow boasts a fitted kitchen with ample storage and workspace. There are three comfortable bedrooms, two of which are fitted with built-in wardrobes. The property is serviced by a spacious five-piece bathroom suite, offering both a bath and a separate shower, ensuring all your needs are met. A unique feature of this home is the basement garage, which is fully equipped with lighting, electricity, and ample storage space. The garage also includes two additional storage cupboards and is accessed via an electric up-and-over door that leads to the driveway, offering convenience and security. Externally, the property is surrounded by beautifully maintained gardens. The front garden is adorned with established trees, bushes, and shrubs, providing a welcoming and attractive approach to the home. A driveway offers ample off-road parking and leads to the garage. The rear garden is a generous, enclosed space, ideal for outdoor living. It features a patio area, a lawn, and raised planted borders filled with mature plants, trees, and shrubs, offering both privacy and a delightful outdoor setting.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Conservatory
- Five-Piece Bathroom Suite & Separate W/C
- Garage & Driveway
- Sought After Location
- Must Be Viewed





ACCOMMODATION

Entrance Porch

4'0" x 5'4" (1.23m x 1.64m)

The entrance porch has tiled flooring, double glazed windows to the front and side elevation, and a solid wood door providing access into the accommodation.

Hallway

19'4" x 12'9" (max) (5.91m x 3.90m (max))

The hallway has double glazed windows to the front elevation, access into the loft via a pull-down ladder, and carpeted flooring,

W/C

4'10" x 5'6" (1.49m x 1.70m)

This space has a low level flush W/C, a counter top wash basin with a tiled splashback, a radiator, and carpeted flooring.

Living Room

12'4" x 18'8" (3.78m x 5.70m)

The living room has a double glazed window to the front elevation, and sliding patio door onto the balcony, coving to the ceiling, a radiator, a TV point, an exposed brick wall, a feature fireplace with a tiled hearth, carpeted flooring, and open access into the dining room.

Dining Room

10'6" x 11'7" (3.22m x 3.54m)

The dining room has carpeted flooring, coving to the ceiling, a radiator, and sliding patio door opening into the conservatory.

Conservatory

10'9" x 9'1" (3.29m x 2.77m)

The conservatory has tiled flooring, UPVC double glazed surround, a polycarbonate roof, and double French doors opening out to the rear garden.

Kitchen

11'5" x 11'10" (3.49m x 3.61m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and half with a mixer tap and drainer, space for freestanding cooker, space for a fridge freezer, floor-to-ceiling tiling, tiled flooring, a double glazed window to the rear elevation, and a single door opening to the rear garden.

Master Bedroom

14'10" x 11'7" (4.54m x 3.54m)

The main bedroom has a double glazed window to the rear elevation, a range of fitted wardrobes and two bedside cabinets, a radiator, and carpeted flooring.

Bedroom Two

12'7" x 10'7" (3.84m x 3.24m)

The second bedroom has a double glazed window to the front elevation, recessed spotlights, and carpeted flooring.

Bedroom Three

8'10" x 11'6" (2.71m x 3.53m)

The third bedroom has a double glazed window to the rear elevation, a radiator, a range of fitted furniture including wardrobes, overhead cupboards and a dressing table, and carpeted flooring.

Bathroom

8'4" x 7'6" (2.56m x 2.30m)

The bathroom has a double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a bidet, a panelled bath, a shower enclosure with a wall-mounted shower fixture, a radiator, floor-ceiling tiling, and vinyl flooring.

BASEMENT

Garage

16'8" x 16'4" (5.10m x 5.00m)

The garage has lighting, electrics, ample storage space, two further storage cupboards, and an electric up-and-over door opening onto the driveway.

OUTSIDE

Front

To the front of the property a planted area with established trees, bushes and shrubs, courtesy lighting, access to the rear garden, and a driveway for a number of vehicles, access to the garage, and a Dumble which is accessed by some concrete steps and could be made really nice with some work.

Rear

To the rear of the property is a good-size enclosed garden with a patio area, a lawn, raised planted borders with established plants, trees, bushes, and shrubs surrounding the rear garden.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Superfast Download Speed 80Mbps and Upload Speed 20Mbps

Phone Signal – Some coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band F

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.

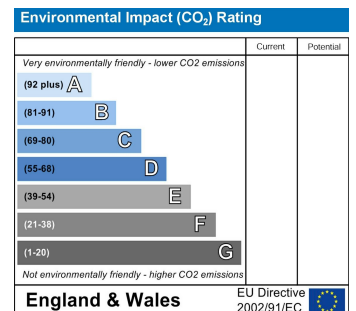
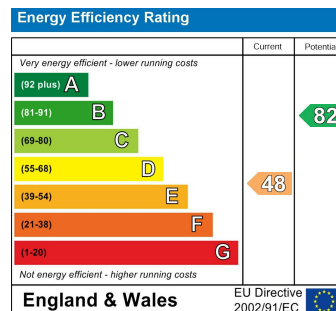
The vendor has advised the following:

Property Tenure is Freehold

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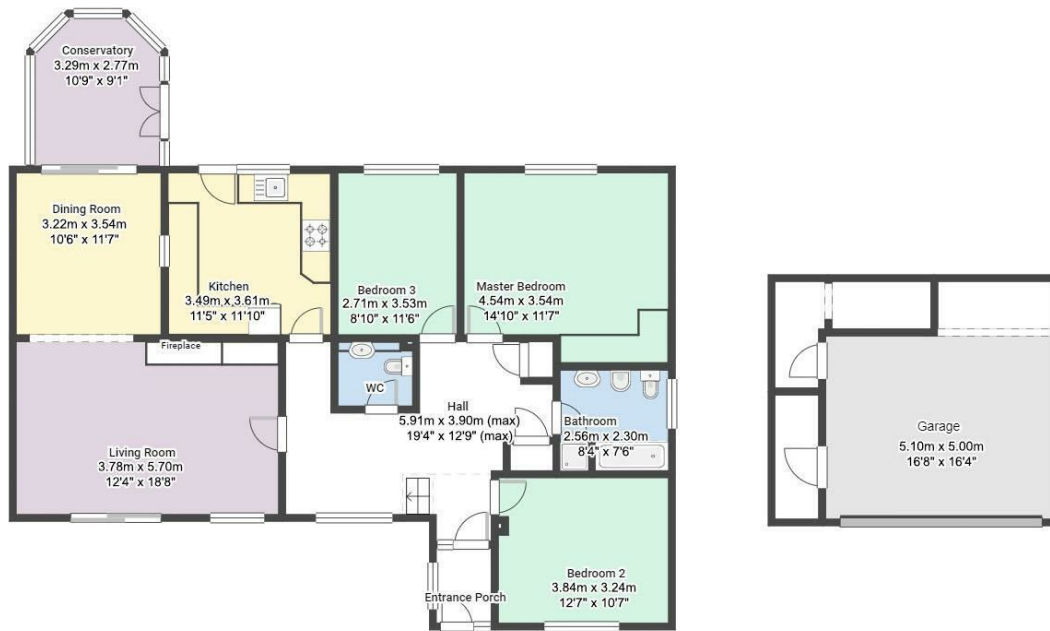
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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.
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