



69 Padleys Lane, Burton Joyce,
Nottinghamshire, NG14 5BW

£525,000
Tel: 01636 816200

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Fantastic Detached Home
- Dual Aspect Lounge
- 2nd Reception Room
- 4 Bedrooms
- Extensive Driveway Parking
- Gorgeous 0.2 Acre Plot
- Modern Living Kitchen
- Modern Ground Floor Shower Room
- Modern Family Bathroom
- Fabulous Landscaped Gardens

A fantastic opportunity to purchase an impeccably appointed extended detached home, occupying a delightful plot of approximately 0.2 acres including generous driveway parking to the front of the attached garage.

The property will no doubt be of huge appeal to families looking for a spacious and quality home on a quiet pleasant tree-lined lane in the village, the current owners having reconfigured the layout and upgraded the property significantly since they purchased, including a large open plan living kitchen fitted with a comprehensive range of appliances and featuring uPVC double glazed patio doors onto the rear timber deck. There is a welcoming hallway with storage, a spacious dual aspect lounge with patio doors offering lovely views over the rear garden, and a further reception room which is currently used as a study and would work equally well as a family room or dining room. There is a useful utility area and a modern fitted ground floor shower room then to the 1st floor are 4 bedrooms and the main family bathroom. A particular feature of the property is the gorgeous rear garden, extensively landscaped to now provide a fabulous space with large sweeping lawn, a substantial raised timber deck with contemporary water feature and a recently laid patio seating area.

Viewing is highly recommended to appreciate this superb family home!

ACCOMMODATION

A composite entrance door with decorative glazed panels leads into the entrance hall.

ENTRANCE HALL

With coving and spotlights to the ceiling, a gas central heating radiator and thermostat, stairs first floor and useful built-in cloaks cupboard with hanging rail and shelving.

LOUNGE

A spacious dual aspect lounge with Parquet flooring, coved ceiling, 2 gas central heating radiators, Adams style fireplace with gas fire, double glazed windows to both the front and side elevations and UPVC double glazed sliding patio doors onto the decked terrace.

FAMILY ROOM/STUDY

With spotlights to the ceiling, a gas central heating radiator and double glazed window to the front elevation.

SUPERB LIVING KITCHEN

A superb dining kitchen with oak affect laminate flooring throughout, a gas central heating radiator then further contemporary style panel radiator in slate grey. UPVC double glazed sliding patio doors onto the rear timber deck, a double glazed window overlooking the rear

garden and being fitted with a comprehensive range of Shaker style units in cream with contrasting Walnut effect rolled edge worktops, slate effect tiled splashbacks, underlighting and soft close cupboards and drawers. There is an inset stainless steel 1 1/2 bowl sink with swan neck mixer tap and water filter, peninsular style unit and a range of built-in appliances including a Hotpoint double oven with grill, integrated Bosch dishwasher, integrated microwave, integrated full-length refrigerator and eight drawer freezer, Bosch 4 zone induction hob with chimney extractor over. The kitchen is Open Plan to a utility space. Back door giving access to both the garden and garage.

UTILITY

With laminate flooring, a central heating radiator and fitted with matching base and wall units with Walnut effect roll edge worktops and slate tiled splashbacks. Inset stainless steel single drainer sink with mixer tap, space for appliances including plumbing for a washing machine and vent for tumble dryer. Spotlights to the ceiling, double glazed window overlooking the rear garden and a glazed door to the side porch.

GROUND FLOOR SHOWER ROOM

Fitted with a modern suite in white including vanity wash basin with swan neck mixer tap, eco-flush close coupled toilet and a walk-in shower enclosure with glazed sliding door and mains fed shower. Tiling to splashback's and tiled flooring, chrome towel radiator, spotlights to the ceiling and extractor fan plus double glazed obscured window to the side elevation. Secondary central heating radiator.

FIRST FLOOR LANDING

With a gas central heating radiator, double glazed window to the front elevation, central heating programmer and airing cupboard housing the foam insulated hot water cylinder.

There is an access hatch to the roof space with aluminium pulldown loft ladder, insulated and part-boarded with light and power points and housing the Worcester Bosch central heating boiler within the loft space,.

BEDROOM ONE

A spacious double bedroom with a gas central heating radiator, two double glazed windows to the rear elevation, coved ceiling and spotlights, a useful built-in double wardrobe with shelving and a further range of all fitted wardrobes with hanging rail and shelving.

BEDROOM TWO

A good sized double bedroom with stripped wooden flooring, coving to ceiling and spotlights, a gas central heating radiator and double glazed window to the rear elevation plus a useful built-in double wardrobe with hanging rail and shelving.

BEDROOM THREE

A good sized double bedroom with spotlights, a gas central heating radiator and double glazed window to the front elevation.

BEDROOM FOUR

Providing a gas central heating radiator and double glazed window to the front elevation.

FAMILY BATHROOM

Fitted in white with a modern suite including panel sided bath with mixer tap and Mira electric shower over. Folding shower screen, vanity wash basin with cupboards and drawers for below and an eco-flush close coupled toilet. Gas central heating radiator, tiling for splashbacks with a Travertine mosaic border, coved ceiling and spotlights, extractor fan and double glazed obscured window to the side elevation.

GARAGE WITH DRIVEWAY PARKING

A brick pillared entrance to the front of the plot leads to extensive parking for numerous vehicles.

GARDENS

The property occupies a delightful and established mature plot extending to approximately 0.2 acres and including established planting to the front and access to the fantastic rear garden which includes an extensive sweeping shaped lawn, well-stocked perimeter borders, a generous and recently laid paved patio area with built-in seating, two under house storage cupboards accessible from the back garden, outside tap, external power points, shed, two large compost bins and raised planted beds. Immediately off the property is an extensive raised timber deck with contemporary style water feature and steps leading down to the main garden. The garden enjoys a south westerley facing aspect and is fully enclosed, the majority being with timber panel fencing, with timber gated access to the bridal path at the rear, all affording a good level of privacy.

VIEWING INFO

Viewing Information - Strictly by appointment with the selling agents. For out of office hours please call Amy Tillson, Director at Richard Watkinson and Partners on 07973 549004

COUNCIL TAX BAND

The property is registered as council tax band E



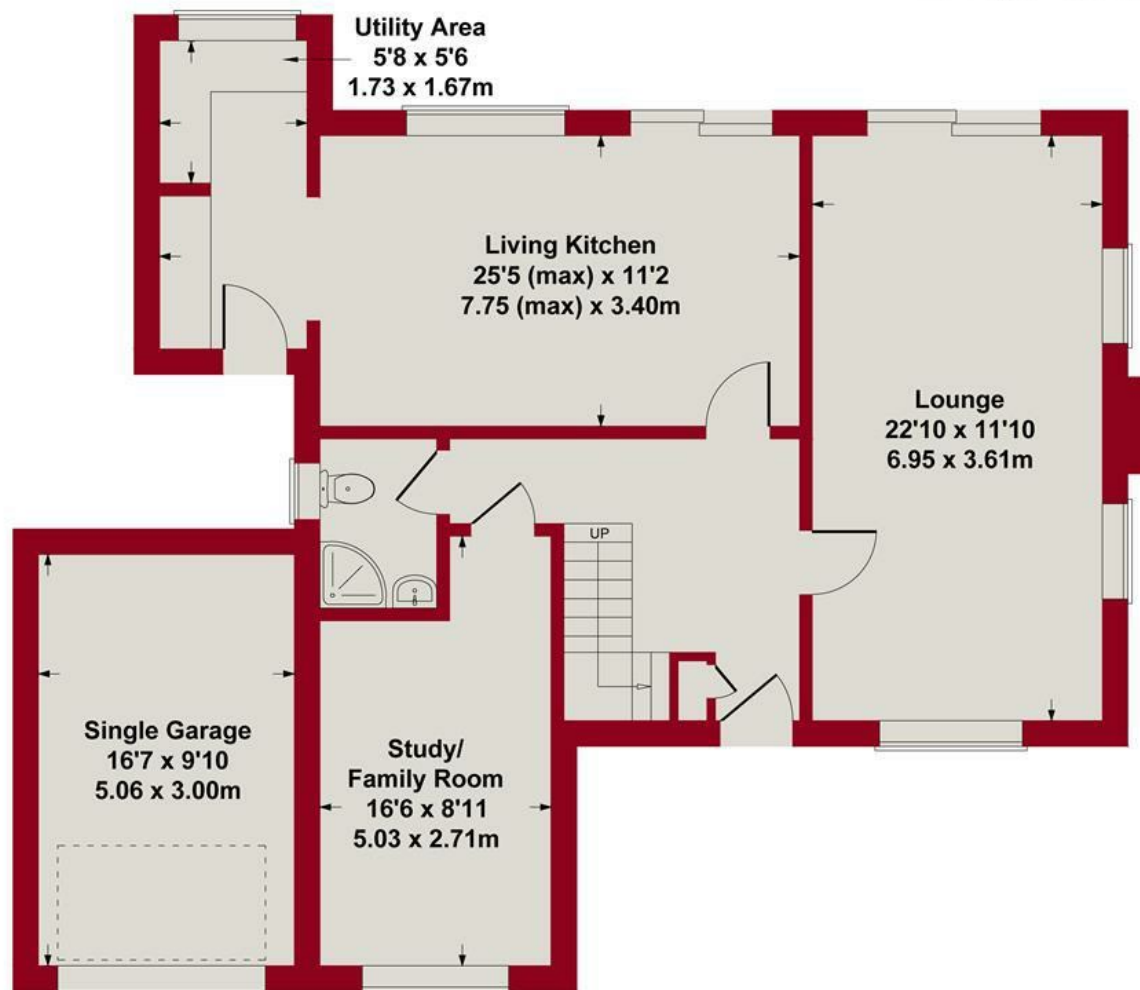




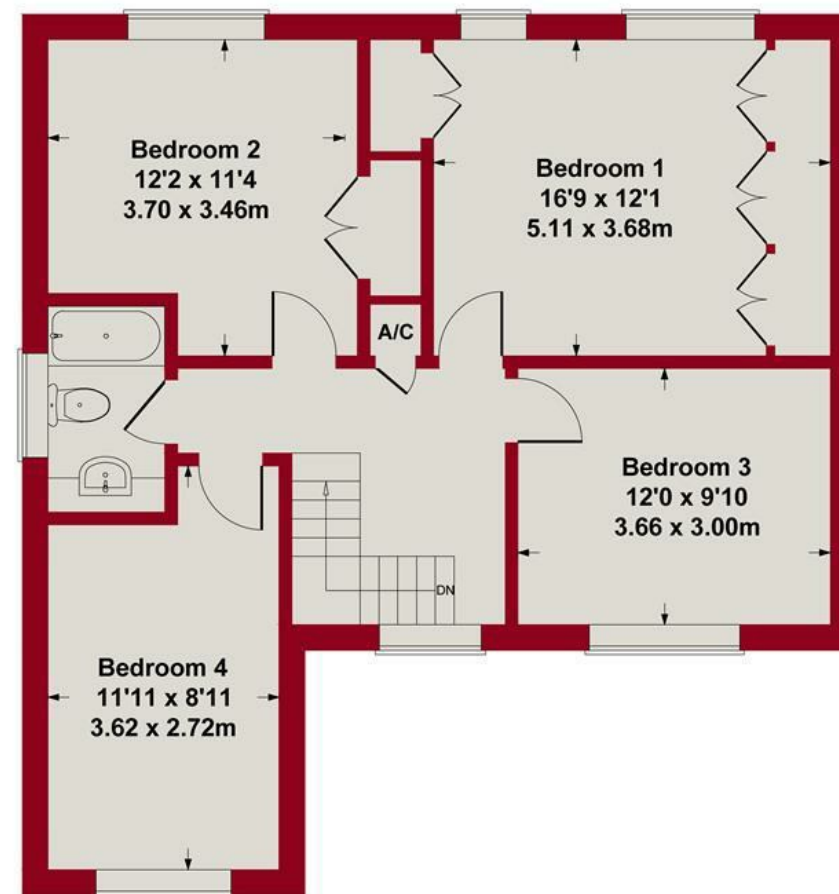


Padleys Lane

Approximate Gross Internal Area
1765 sq ft - 164 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019

 **RICHARD
WATKINSON
PARTNERS**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	75
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	61	67
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 816200



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

17 Market Place,
Southwell NG25 0HE
Tel: 01636 816200
Email: southwell@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers