

# JOHNSONS & PARTNERS

Estate and Letting Agency



## 38 PADLEYS LANE, BURTON JOYCE

NOTTINGHAM, NG14 5BZ

£330,000



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Nestled in the heart of Burton Joyce, this well-presented two-bedroom bungalow on Padleys Lane, offers the perfect blend of comfort and convenience. Boasting a light and airy ambiance, the property is an ideal acquisition for buyers in search of a tranquil living space with the ease of single-level living.

As you step into this charming home, you are greeted by a spacious hallway, which leads to the living room, where restored wood flooring adds warmth and character, inviting you to relax and gaze upon the beautifully kept front garden. The heart of the home is the delightful breakfast kitchen, which seamlessly flows into a sun-drenched conservatory, presenting a serene outlook onto the private and enclosed east-facing rear garden—perfect for enjoying your morning cuppa or indulging in a spot of gardening.

The bungalow features a large main bedroom, offering ample space for rest and rejuvenation, alongside a generously sized second bedroom, ensuring plenty of room for family or guests. The modern shower room is both stylish and functional, with contemporary fixtures and fittings.

Outside, the property doesn't fail to impress with its detached garage and additional parking space around the back, providing convenience and security. With the bonus of a front garden adding to the home's curb appeal, this property is as inviting on the outside as it is within.

Situated in a very popular location, residents benefit from close proximity to local amenities and picturesque riverside walks, enhancing the lifestyle on offer. With its blend of modern comforts and enviable setting, viewings are highly recommended to truly appreciate what this delightful bungalow has to offer.

### Entrance Hallway

### Living Room

17'7" x 11'10" (5.38 x 3.62)

### Breakfast Kitchen

17'8" x 9'8" (5.40 x 2.97)

### Conservatory

13'10" x 8'0" (4.23 x 2.46)

### Bedroom One

14'8" x 13'5" (4.49 x 4.09)

### Bedroom Two

13'5" x 9'10" (4.09 x 3)

### Shower Room

6'9" x 5'9" (2.08 x 1.76)

### Store

8'5" x 5'0" (2.58 x 1.53)

### Detached Garage

### Buyers AML Check

By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

### Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band D

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

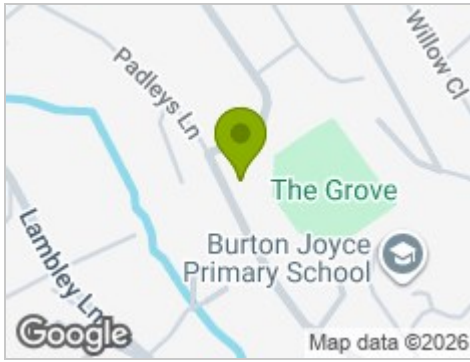
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any 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 Johnsons and Partners 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. 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.

Third Party Referral Arrangements – Johnsons and Partners 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.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



**Floor Plan**  
Floor area 97.9 sq.m. (1,054 sq.ft.)

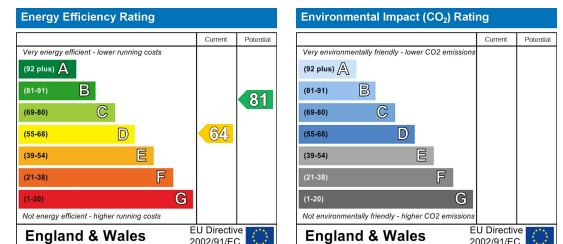
Total floor area: 97.9 sq.m. (1,054 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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



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.