

JOHNSONS & PARTNERS

Estate and Letting Agency



49 PADLEYS LANE, BURTON JOYCE

NOTTINGHAM, NG14 5BW

£380,000



49 PADLEYS LANE

BURTON JOYCE, NOTTINGHAM, NG14 5BW

£380,000



For Sale with NO CHAIN | Three Bedroom Detached Home | Living Room and Separate Dining Room | Breakfast Kitchen | Mature Private Gardens | Garage | Walking Distance to Village Amenities |

A much-loved family home, beautifully maintained over the years and occupying a generous plot in a quiet position within one of Burton Joyce's most established and desirable residential locations.

Set back from Padleys Lane behind a substantial front garden, this attractive three-bedroom detached home offers generous accommodation, wonderful gardens and an excellent opportunity to enjoy village life in a convenient setting.

From the moment you step inside, it is immediately apparent just how well the property has been cared for. Exceptionally well maintained and presented throughout, the house is perfectly comfortable for immediate occupation, while offering scope for those wishing to introduce their own style and gradually modernise over time.

The ground floor is particularly well proportioned, with a spacious living room to the front and a separate dining room overlooking the mature rear garden. The breakfast kitchen offers excellent storage and space for informal dining, with a side door onto the driveway, while a cloakroom/WC completes the ground floor.

Upstairs are three genuine double bedrooms, including a generous principal bedroom with extensive fitted storage, alongside the family bathroom.

The gardens are a real feature, with a large frontage and a private, established rear garden with mature planting, lawn and patio areas. The driveway and garage provide versatile parking, additional workspace and excellent storage potential.

The property is conveniently placed for the heart of Burton Joyce village, with the local primary school, shops, amenities and transport connections all within walking distance.

A spacious, exceptionally well cared-for home in a quiet yet convenient Burton Joyce setting.

Entrance Hallway

Living Room

16'0" x 12'4" (4.89m x 3.77m)

Dining Room

12'4" x 11'3" (3.76m x 3.43m)

Breakfast Kitchen

15'1" x 10'0" (4.61m x 3.06m)

Ground Floor WC

First Floor Landing

Bedroom One

16'0" x 12'5" (4.89m x 3.80m)

Bedroom Two

12'5" x 11'3" (3.80m x 3.43m)

Bedroom Three

10'0" x 9'3" (3.07m x 2.84m)

Bathroom

7'10" x 5'4" (2.41m x 1.63m)

Garage

16'1" x 8'6" (4.91m x 2.60m)

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 - Council – Tax Band E

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

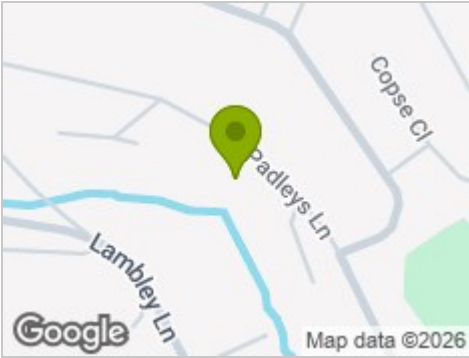
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any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



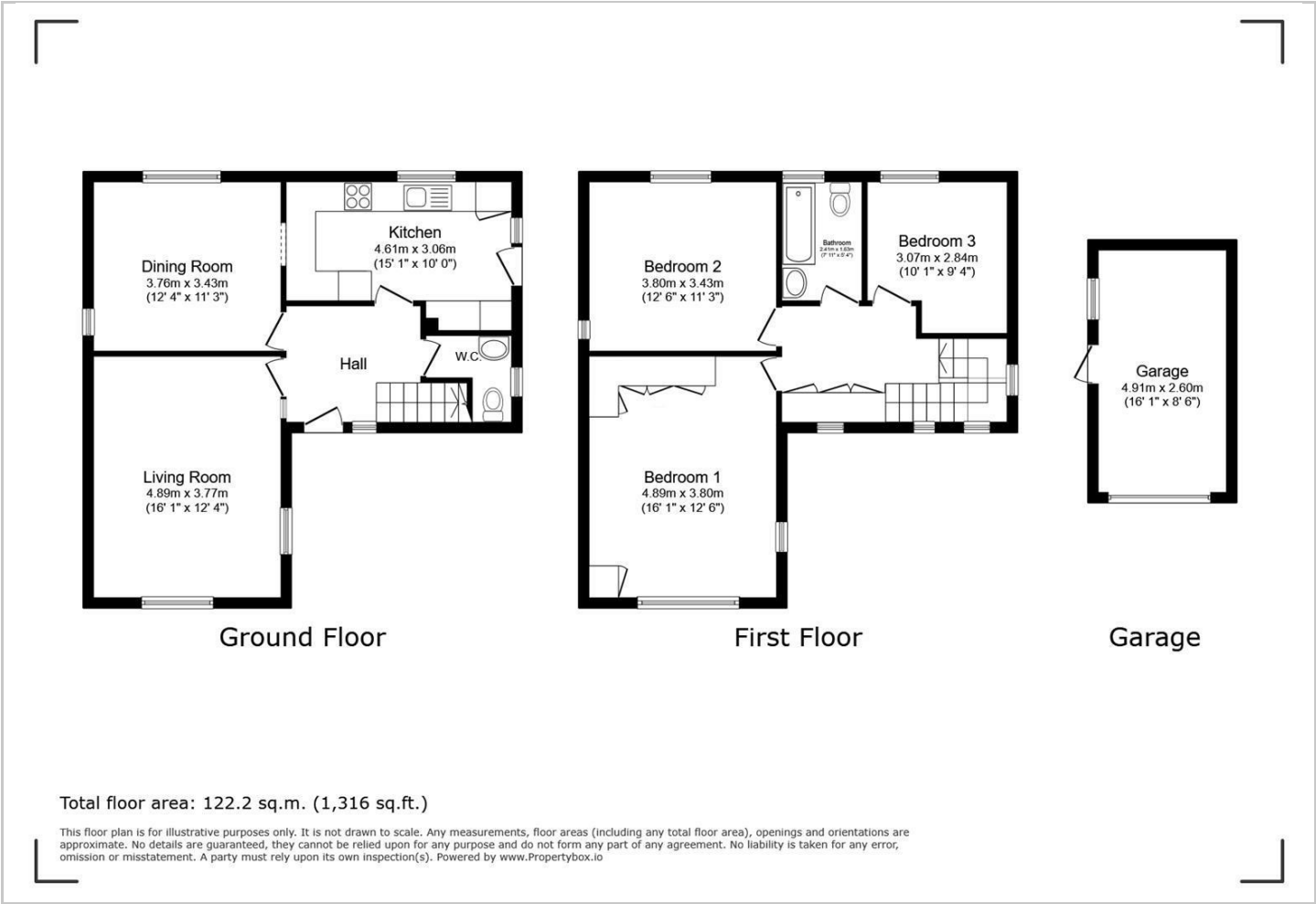
Hybrid Map



Terrain Map



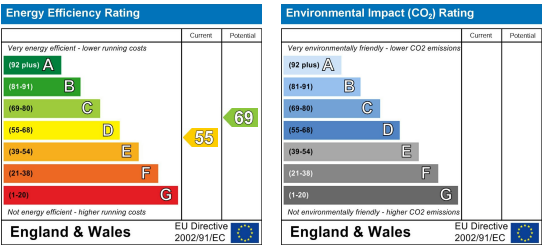
Floor Plan



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.