



Guide Price £350,000

Lambley Lane, Burton Joyce, Nottingham NG14 5BG

EPC Rating D



Traditional semi detached house with parking for several vehicles and offered for sale with no upward chain. In brief, there is an open entrance porch, entrance hallway, bay fronted living room with a built in gas fire and an open plan kitchen diner with a dividing breakfast bar and door at the rear into a brick and uPVC double glazed conservatory. To the first floor are three bedrooms, with fitted mirror wardrobes to bedroom one, and a refitted modern bathroom with a mains fed shower over the bath.

There is gated access to the rear garden with mature borders, lawn, patio areas a shed and greenhouse.

Burton Joyce is a sought after village location on the River Trent with both rail and direct bus routes into Nottingham City Centre. The village amenities include a Co-op, Post Office, Public Houses/Restaurants, Doctors, Chemist, Dentist and a Primary School.

- Freehold

ENTRANCE HALL 5' 11" x 5' 5" (1.8m x 1.65m)

LIVING ROOM 16' 7" into bay and recess x 11' 9" into recess (5.05m x 3.58m)

KITCHEN/DINER 18' 3" x 11' 9" maximum measurements(5.56m x 3.58m)

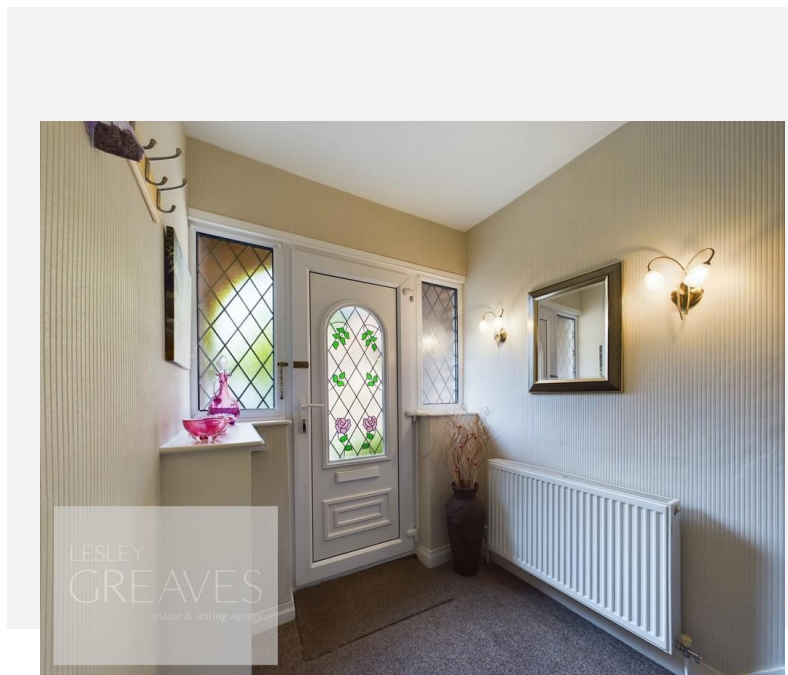
CONSERVATORY 6' 7" x 5' 10" (2.01m x 1.78m)

BATHROOM 6' 10" x 5' 6" (2.08m x 1.68m)

BEDROOM ONE 13' 7" into bay x 9' 10" plus wardrobe recess (4.14m x 3m)

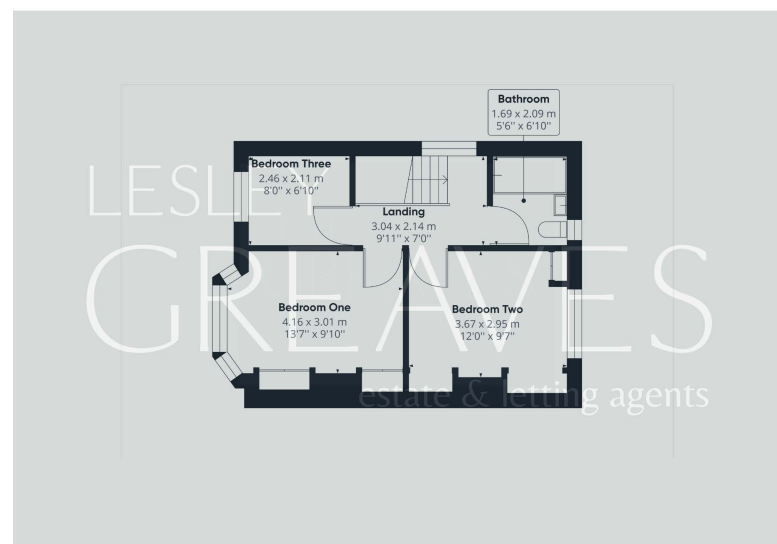
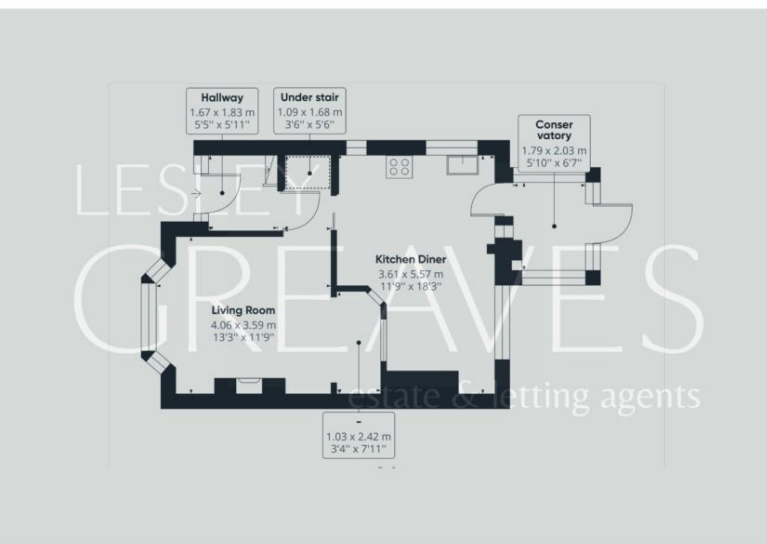
BEDROOM TWO 12' 0" x 9' 7" plus recess (3.66m x 2.92m)

BEDROOM THREE 8' 0" x 6' 10" (2.44m x 2.08m)



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COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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