



ELITE HOMES

Consultative Estate Agents with Integrity



51 Lambley Lane, Burton Joyce, Nottingham  
NG14 5BG



## Overview

Fully refurbished and beautifully styled, this family home is ready to move into! Spacious and flexible accommodation including 4 bedrooms, 4 bath/shower rooms, a fabulous open plan kitchen/dining/ living space and additional separate lounge. Beautiful sunny private garden with annexe/office with hardwired internet.

## Key Features

- Individually Designed and Fully Refurbished, Spacious 4 Bedroom Detached Family Home.
- Beautifully Decorated Throughout with 4 Luxurious Bathrooms / En-Suites.
- Versatile Accommodation – Flexibility Having a Ground Floor Bedroom.
- Impressive Open Plan Kitchen / Living / Dining Room, Large Utility and Separate Lounge.
- Category 5 Ethernet Cabling & Security System Installed.
- Fantastic Annexe Currently Being Used as Office with Hardwired Internet.
- Established & Private South Facing Garden with Large Patio.
- Desirable Private Road Position, with Driveway Providing Parking for Multiple Vehicles.
- Highly Regarded Village Location.

## Accommodation

This deceptively spacious property has all the attributes associated with a luxurious and modern family home.

The heart of the home is a superb open concept kitchen / living / dining room, with a large central island offering breakfast bar seating for 4 people. The kitchen offers a range of storage solutions, space for a large American fridge freezer and integrated appliances include gas hob, dishwasher, 2 Neff ovens (one with combi microwave) and plate warmer. The dining area has a stunning outlook into the garden with large French doors opening onto the patio. In addition, there is a larger than normal utility room with sink and drainer, plumbing for a washing machine and tumble dryer and walk in storage cupboards. There is also a useful separate downstairs WC.

Off the entrance hall, there is a well-proportioned lounge with private aspect over the gardens. There is also a separate sitting room / playroom / 4<sup>th</sup> bedroom, the configuration offers flexibility with this room having an en-suite shower room and being located on the ground floor.

Upstairs there are 3 generously sized double bedrooms, the master bedroom is particularly beautiful with an array of fitted wardrobes. There is a modern family bathroom and 2 en-suites all with vanity storage units.

Throughout the property there is Category 5 ethernet cabling & a security system installed as part of the substantial refurbishment that took place. The property benefits from a gas fired central heating system and double glazing throughout.

Externally the property has a driveway providing off-road parking for up to five cars and a lovely private sunny garden. There is a separate Annexe in the corner of the garden, with hardwired internet used by the current owners as an office. Plumbing here is in place but concealed and, as such, this building offers potential for conversion to guest accommodation or perhaps independent space for older children to hang out with friends.

Viewing of this fabulous family home is very much encouraged to be able to appreciate the size and quality of accommodation throughout.

## Location

Burton Joyce is a highly-regarded, sought-after village in Nottinghamshire. This family home is situated in a particularly desirable part of the village, located up a private road off Lambley Lane. Just a short stroll from the many amenities on offer in the village, these include a variety of shops, post office, public houses, nurseries, a primary school, dentist and doctors surgeries.

Stunning countryside walks on the doorstep to this property. The River Trent is just a few minutes' walk away offering cycle paths and footpaths to explore the local area.

The facilities at nearby Victoria Retail Park in Netherfield, three miles away, include national retailers such as Boots, Halfords, Next, TK Maxx, B&Q, Costa, Morrisons and a M&S Food Hall.

Burton Joyce is situated approximately 7.5 miles north east of Nottingham city, it has excellent bus and rail links, as well as good commuting links via the A52 and A46 giving easy access to the A1 and M1.

**Council Tax Band:** F

**Energy Performance Rating:** C

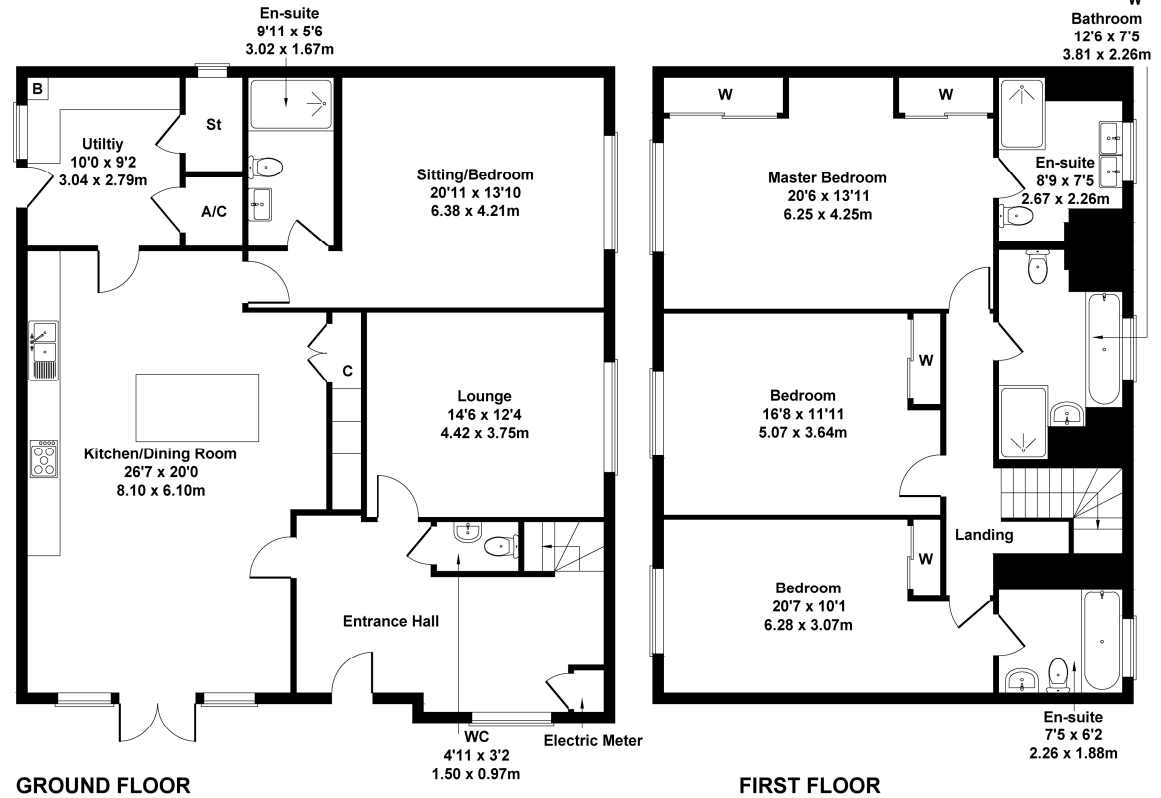
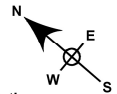






# 51 Lambley Lane, Burton Joyce, Nottingham, NG14 5BG

Approximate Gross Internal Area  
2314 sq ft - 215 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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