

LESLEY  
GREAVES  
estate & letting agents





£975,000

Lambley Lane, Burton Joyce, Nottingham NG14 5BL

EPC Rating TBC





Beautifully presented sizable family home located within a peaceful and secluded gated setting, on the much sought after Lambley Lane.

In brief, the accommodation comprises a welcoming entrance hallway with wood flooring which continues to the open plan living room and dining room. The living room features a log burning stove and the dining room has patio doors onto the rear garden area. There is also cloakroom/ WC, study/play room, and a stunning kitchen breakfast room fitted with a Neff oven, a Neff combination microwave oven, induction hob with built in extractor. There is an integrated Bosch fridge freezer and Bosch dishwasher and a door to the utility which is fitted with some units, a sink and spaces for a washing machine and dryer. A lovely, recently built, second sitting room with picture windows overlooking the gardens, sliding patio doors, skylights and wood flooring with under floor heating completes the ground floor accommodation.

To the first floor is a family bathroom with a mains fed shower over the bath and six bedrooms, two of which are en-suite. The master bedroom is also fitted with modern curved wardrobes and has French doors with a Juliet style balcony.

There are mature mostly lawned gardens surrounding the house featuring a pond with bridge. The electric gates open onto a driveway providing parking for several vehicles and access to the house and to the garages which have an annexe above, suitable for Air bnb.

The Annexe offers a multi purpose space for friends, family and guests alike. Accessed by external steps at the side of the garages, the accommodation includes an open plan kitchen breakfast room with a built in window seat, a bedroom area with a fitted wardrobe and dressing table and a modern three piece suite shower room.

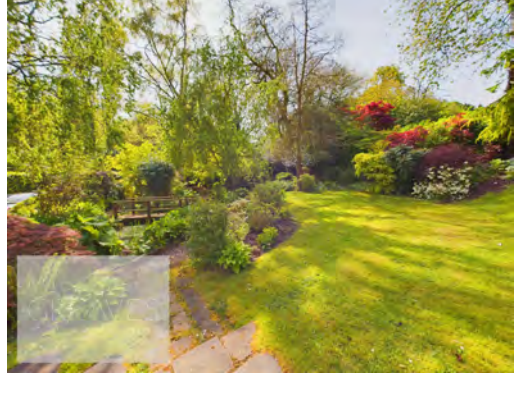
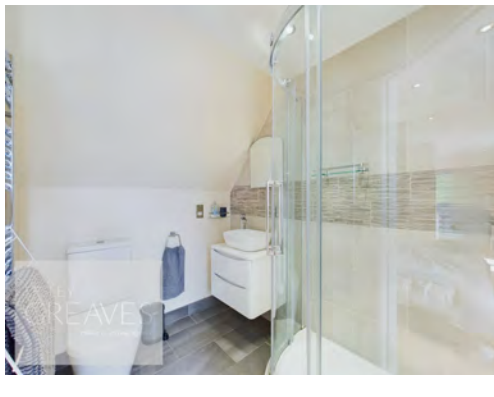
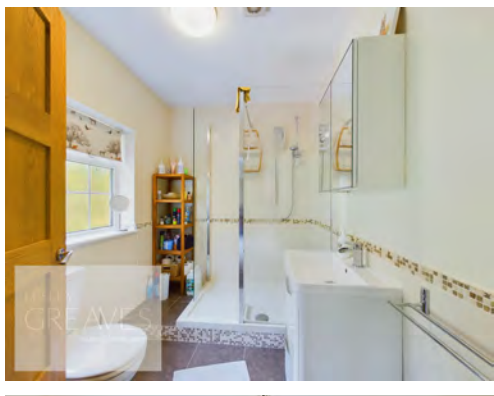
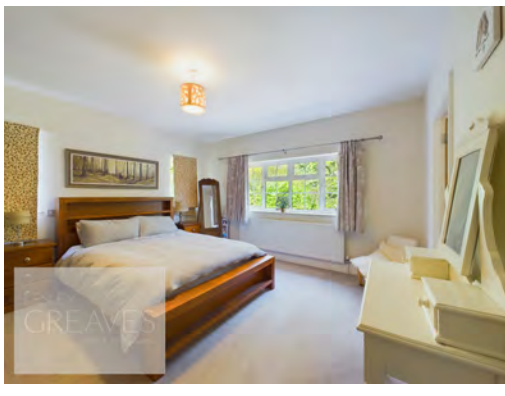
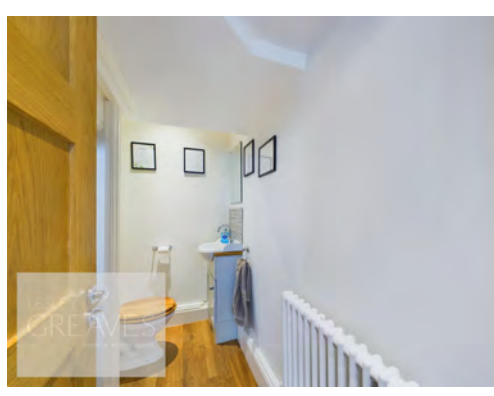
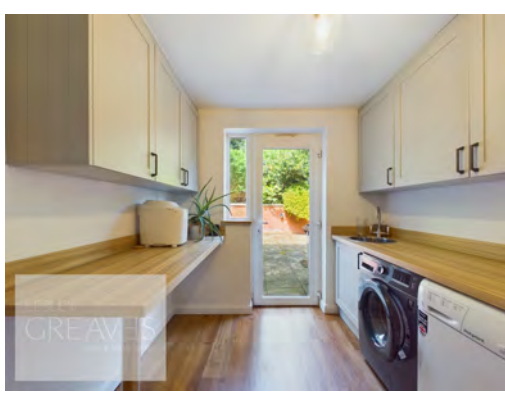
Viewings are highly recommended to appreciate the location, size and versatility of accommodation on offer.

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
- Council tax band G

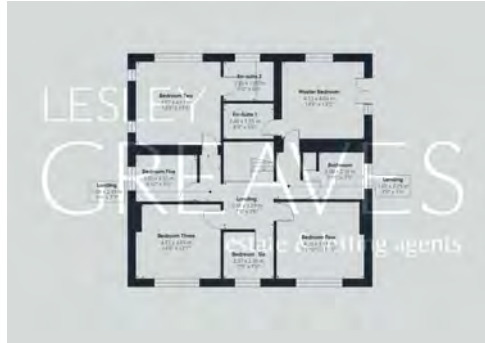






ENTRANCE HALL 13' 4" x 7' 9" (4.06m x 2.36m)  
 CLOAKROOM 7' 2" x 4' 4" (2.18m x 1.32m)  
 LIVING ROOM 20' 0" x 13' 11" into recess (6.1m x 4.24m)  
 DINING ROOM 13' 5" x 13' 5" (4.09m x 4.09m)  
 STUDY / PLAY ROOM 14' 0" x 12' 0" (4.27m x 3.66m)  
 KITCHEN/BREAKFAST ROOM 21' 9" x 13' 11" (6.63m x 4.24m)  
 LAUNDRY 9' 2" x 8' 0" (2.79m x 2.44m)  
 SITTING ROOM 20' 10" x 11' 9" (6.35m x 3.58m)  
 MASTER BEDROOM 13' 6" x 13' 2" back of wardrobes (4.11m x 4.01m)  
 EN-SUITE 1 8' 0" x 5' 0" (2.44m x 1.52m)

BEDROOM TWO 13' 5" x 13' 4" (4.09m x 4.06m)  
 EN-SUITE 2 6' 4" x 5' 0" (1.93m x 1.52m)  
 BEDROOM THREE 14' 0" x 12' 1" (4.27m x 3.68m)  
 BEDROOM FOUR 13' 10" x 11' 10" (4.22m x 3.61m)  
 BEDROOM FIVE 9' 10" x 7' 6" (3m x 2.29m)  
 BEDROOM SIX 7' 9" x 7' 8" (2.36m x 2.34m)  
 BATHROOM 9' 10" x 7' 6" (3m x 2.29m)  
 GARAGE 1 18' 8" x 14' 8" (5.69m x 4.47m)  
 GARAGE 2 15' 11" x 10' 9" (4.85m x 3.28m)  
 ANNEX KITCHEN DINER AREA 10' 9" x 8' 1" (3.28m x 2.46m)  
 ANNEX BEDROOM AREA 11' 7" x 10' 10" (3.53m x 3.3m)  
 ANNEX SHOWER ROOM 7' 5" x 5' 7" (2.26m x 1.7m)



COUNCIL TAX BAND: G

LOCAL AUTHORITY: Gedling Borough Council

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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 are 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.

