



ELITE HOMES

Consultative Estate Agents with Integrity



138 Lambley Lane, Burton Joyce, Nottingham
NG14 5BN

Key Features

- Substantial residence - over 4,300 sq ft arranged across 3 floors
- Approximately half-acre private landscaped plot in a highly desirable Lambley Lane location
- Self-contained one-bedroom annexe, with kitchen/living accommodation, bedroom and shower room
- 4 reception rooms - spectacular glazed orangery, spacious dual-aspect sitting room, family room and study
- Contemporary kitchen with substantial island, quartz worktops, integrated NEFF appliances and Quooker tap
- Dedicated cinema/games room and gym
- Luxurious principal bedroom suite spanning the width of the house, with dressing areas and spacious en-suite
- Exceptional outdoor entertaining facilities, including large sun patio, expansive decking terrace, covered seating area, pergola, hot tub area and fire-pit
- Triple garage and large flat driveway
- Additional detached studio/outbuilding, offering substantial storage and potential

Overview

This exceptional detached contemporary residence offers over 4,300 sq ft of versatile accommodation arranged over three floors, complemented by a self-contained one-bedroom annexe and substantial triple garage.

Set within a private, beautifully landscaped approximately half-acre plot, the property occupies a highly desirable position on Lambley Lane in Burton Joyce.

Surrounded by mature trees and with open countryside on the doorstep, the property combines substantial family accommodation with outstanding leisure, entertaining and outdoor living spaces.

Accommodation

The main house offers beautifully presented accommodation including a spectacular glazed orangery, impressive contemporary kitchen, spacious dual-aspect sitting room, dedicated cinema/games room, gym, home office and luxurious principal bedroom suite.

The property is further enhanced by a self-contained one-bedroom annexe positioned above the detached triple garage, together with an additional detached studio/outbuilding. The annexe provides its own kitchen/living accommodation, bedroom and shower room, making it ideal for extended family, guests, independent older children or dedicated home-working accommodation.

The beautifully landscaped gardens are a particular feature, offering an exceptional range of spaces for outdoor living and entertaining. A substantial decking terrace provides the perfect setting for entertaining, complemented by a covered seating area with heaters. A large pergola with built-in speakers, is a perfect spot for a hot tub, while a separate fire-pit area, patios, play areas and mature fruit trees create a series of inviting spaces to enjoy throughout the year.

Air conditioning is installed throughout both the main house and annexe, ensuring year-round comfort, while CCTV and an alarm system provide additional security.

Beautiful stone flooring, solid oak doors and bespoke fitted furniture feature throughout, creating a sleek contemporary finish while providing excellent storage.

Council Tax Band G

Location

This fantastic family home is in a particularly sought after part of Burton Joyce, a short stroll from the many amenities on offer in the village. These include a variety of shops, post office, public houses, nurseries, schools, dentist and doctors' surgeries.

The facilities at the nearby Victoria Retail Park, 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 and therefore acts as a preferred commuter village for many of its residents. There are excellent bus and rail links to Nottingham as well as good commuting links via the A52 and A46 giving easy access to the A1 and M1.

There are stunning countryside walks on the doorstep to this property. The village of Lambley is just a short walk over the hill and the River Trent is just a short stroll away offering cycle paths and footpaths to explore the local area.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

4 Millennium Way, Phoenix Centre
Nottingham NG8 6AS

Tel: 01159 068 074

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