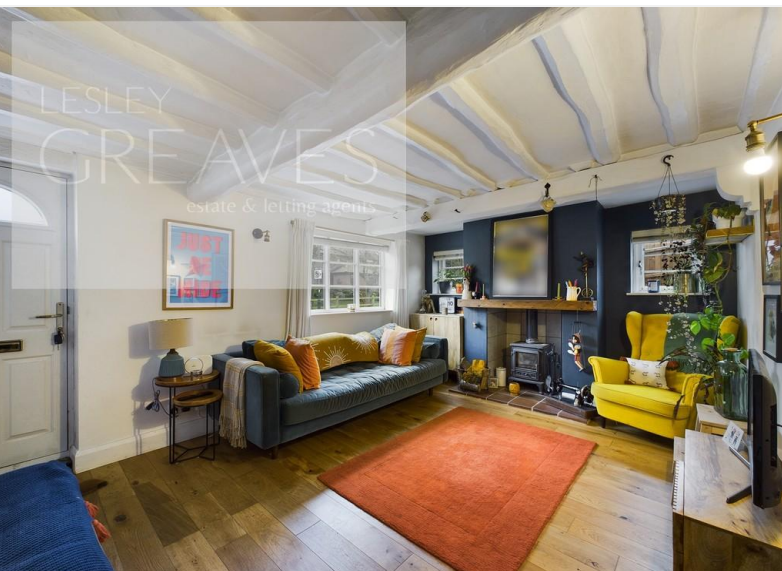


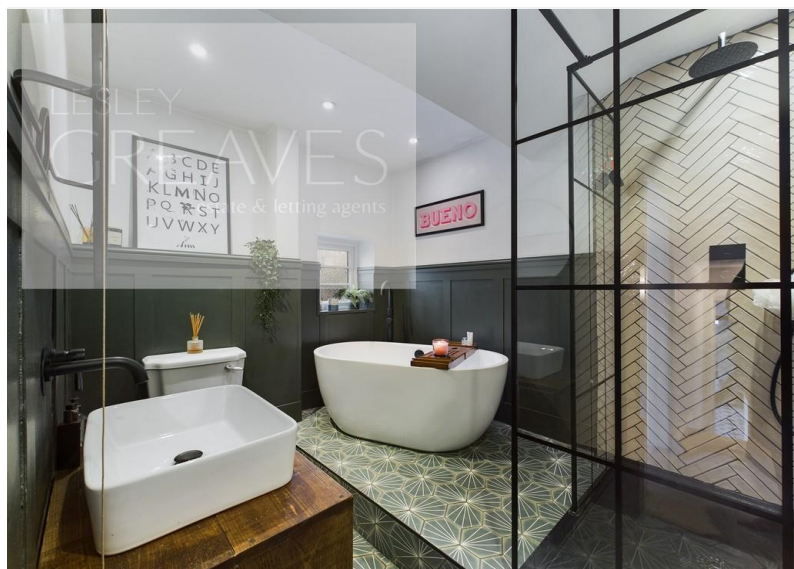
LESLEY
GREAVES
estate & letting agents



Offers Over £375,000

Main Street, Lambley, Nottingham NG4 4PN

EPC Rating D



Characterful and quirky cottage in central village location complete with some beamed ceilings, latch doors and two stair cases offering versatile accommodation. In brief the property comprises a living room with wood flooring and log burning stove, hallway with stairs leading to three of the bedrooms, dining room with a built in window seat and large opening to the kitchen which has been refitted with a range of shaker style units. A beautiful spa style bathroom with a freestanding bath and separate shower cubicle, utility room area with plumbing for a washing machine, space for a fridge freezer and a second set of stairs leading to reception room three/bedroom four which could also make a great office space. This room has French doors leading to a private decked balcony with glass balustrade. The enclosed garden, accessed from the kitchen, has a lawned area, paved patio area with pergola, shed and gated access leading to an area for parking. Lambley is a much sought after, historic village which benefits from a local primary school, restaurant and public houses.

- Freehold

LIVING ROOM 15' 2" into recess x 10' 10" (4.62m x 3.3m)

DINING ROOM 11' 9" x 7' 4" maximum measurements (3.58m x 2.24m)

KITCHEN 13' 0" x 10' 1" (3.96m x 3.07m)

UTILITY AREA 6' 7" x 6' 1" (2.01m x 1.85m)

BATHROOM 8' 10" (2.69m)

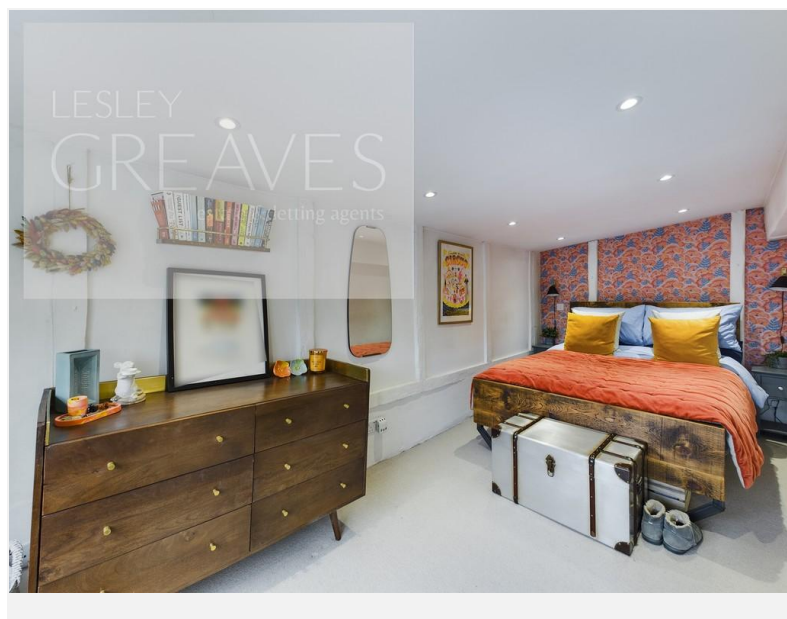
RECEPTION ROOM/BEDROOM FOUR 10' 7" x 9' 11" (3.23m x 3.02m)

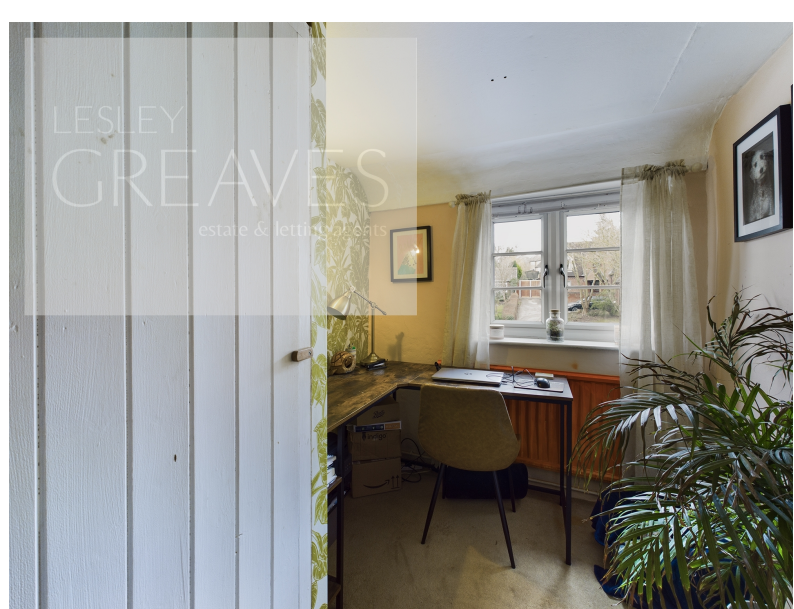
BALCONY 13' 3" x 11' 7" (4.04m x 3.53m)

BEDROOM ONE 15' 9" x 7' 5" plus wardrobe recess (4.8m x 2.26m)

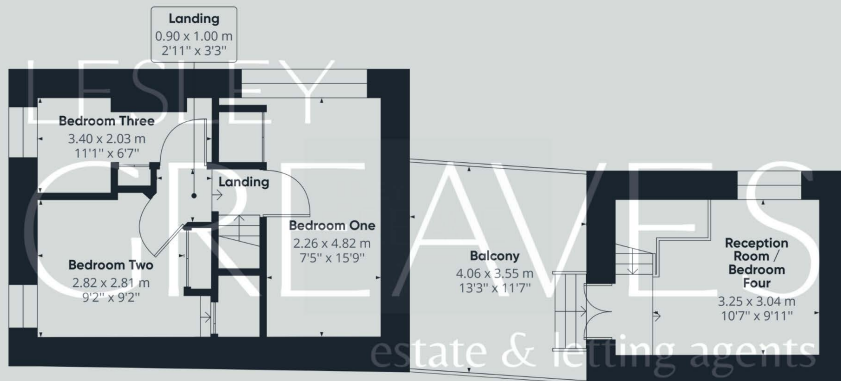
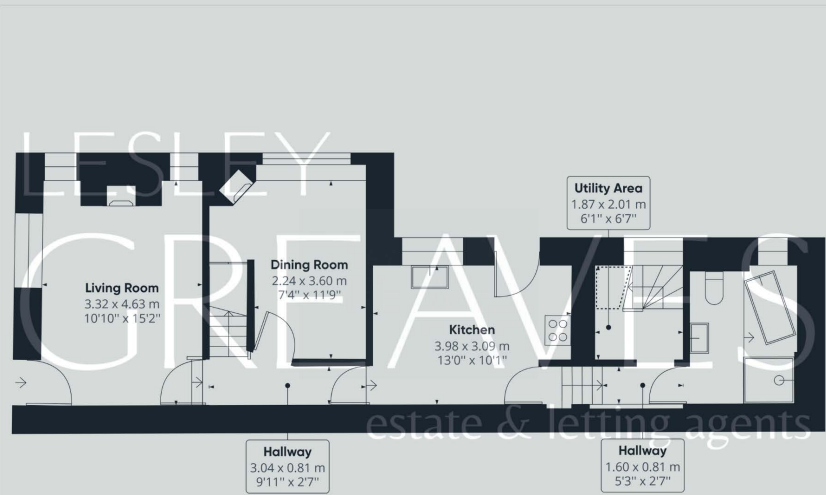
BEDROOM TWO 9' 2" x 9' 2" plus wardrobe recess (2.79m x 2.79m)

BEDROOM THREE 11' 1" x 6' 7" maximum measurements (3.38m x 2.01m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D	56 d	
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: D

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road
Gedling
Nottingham
NG4 3HP

Contact Us
www.lesleygreaves.co.uk
sales@lesleygreaves.co.uk
0115 987 7337

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.

