



# £350,000

OFFERS OVER

MAIN STREET  
LAMBLEY

- CHARACTER COTTAGE
- THREE/FOUR BEDROOMS
- TWO/THREE RECEPTION ROOMS
- MODERN BATHROOM
- OFF STREET PARKING
- BALCONY
- EPC D



# Charming Village Cottage with Modern Comforts

NESTLED IN THE HEART OF A SOUGHT-AFTER VILLAGE, THIS CHARACTERFUL COTTAGE BLENDS TRADITIONAL CHARM WITH CONTEMPORARY COMFORTS. BOASTING A CENTRAL LOCATION, THE PROPERTY FEATURES SOME BEAUTIFUL BEAMED CEILINGS AND A VERSATILE LAYOUT, IDEAL FOR MODERN LIVING.

THE HEART OF THE HOME IS A COSY LIVING ROOM, COMPLETE WITH WOOD FLOORS AND A FEATURE FIREPLACE WITH LOG BURNER. A SEPARATE DINING AREA ENJOYS GARDEN VIEWS THROUGH A CHARMING WINDOW SEAT AND FEATURES AN OPENING TO THE KITCHEN, ENHANCING THE FLOW AND SOCIABILITY. THE KITCHEN ITSELF IS BEAUTIFULLY FINISHED, WITH STRIKING CABINETRY, STATEMENT FLOORING, AND ACCESS TO A USEFUL UTILITY AREA, PLUMBED FOR A WASHING MACHINE.

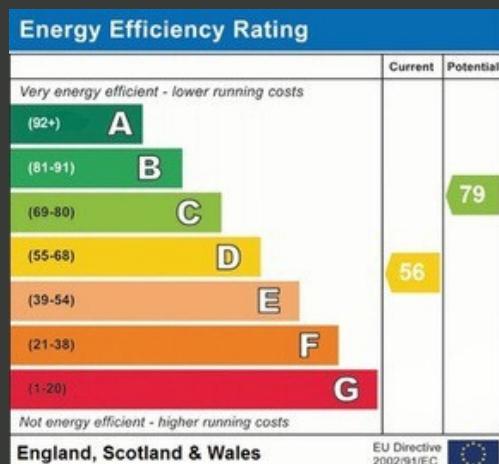
ONE OF THE STANDOUT FEATURES IS THE MODERN BATHROOM, WITH A FREESTANDING BATH AND SEPARATE WALK-IN SHOWER.

A SECOND STAIRCASE LEADS TO A FLEXIBLE SPACE THAT COULD SERVE AS A THIRD RECEPTION ROOM, FOURTH BEDROOM OR IDEAL HOME OFFICE, COMPLETE WITH FRENCH DOORS OPENING ONTO A PRIVATE BALCONY PERFECT FOR RELAXING OR WORKING FROM HOME WITH A VIEW.

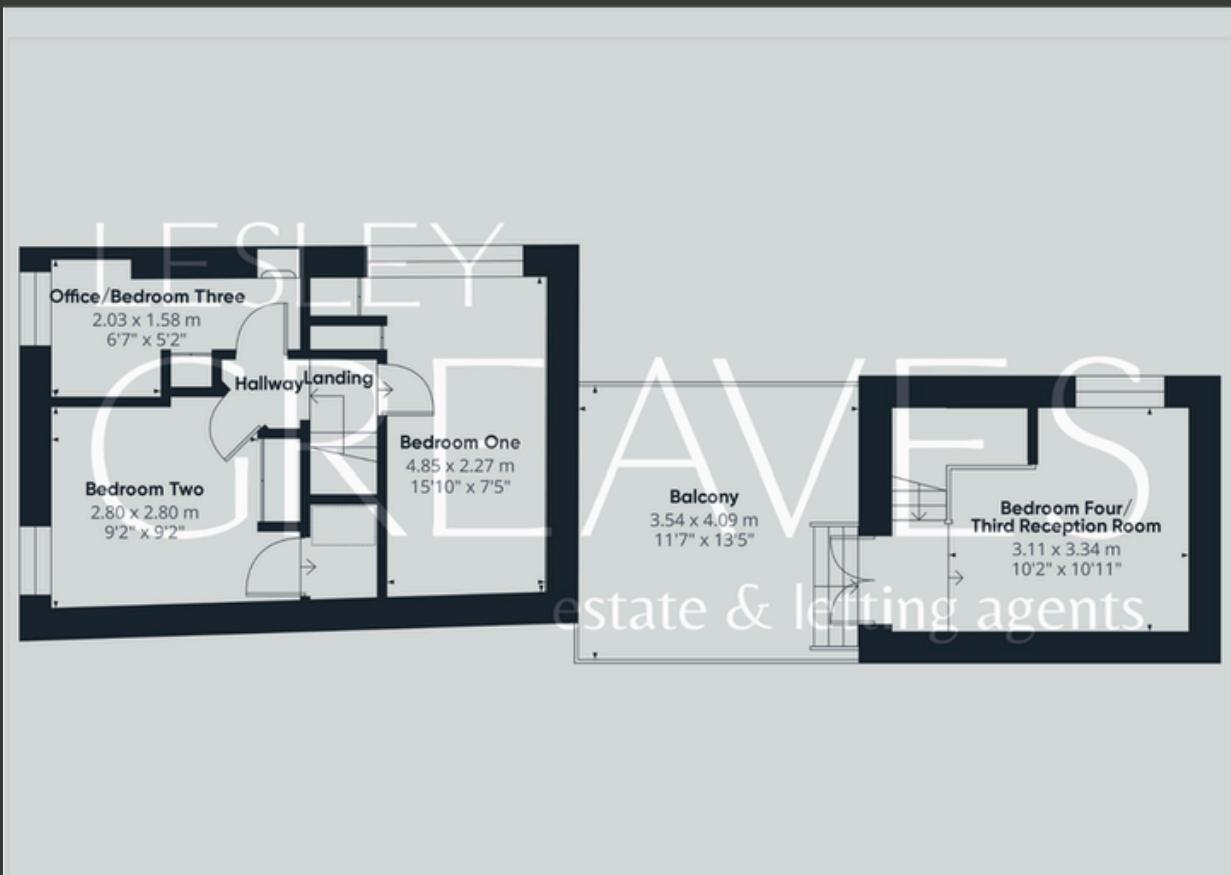
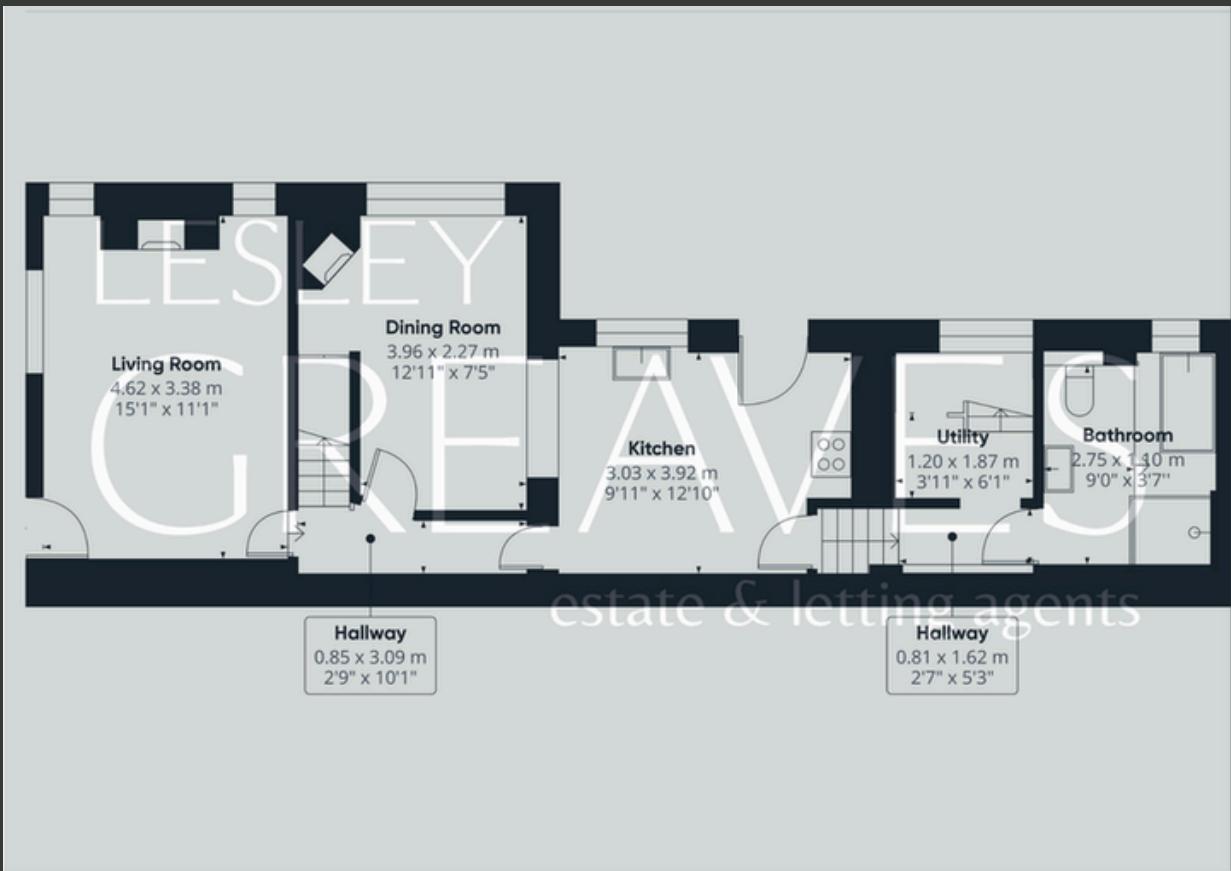
THE ENCLOSED REAR GARDEN IS BOTH PRIVATE AND PRACTICAL, WITH A LAWNED AREA, PAVED PATIO BENEATH A PERGOLA AND GATED ACCESS LEADING TO A REAR PARKING AREA.

THIS BEAUTIFULLY PRESENTED HOME IS FULL OF CHARM, FUNCTIONALITY AND CHARACTER, MAKING IT A RARE FIND IN SUCH A DESIRABLE VILLAGE SETTING.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 101 SQ METERS







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