



Guide Price £800,000

Park Lane, Lambley, Nottingham NG4 4PY

EPC Rating E



Substantial beautiful cottage offering versatile accommodation over two floors with the option to either further develop or even create two separate dwellings, if required, subject to any necessary regulations. In brief the property comprises a welcoming entrance hall with stairs to the first floor and beams to the ceiling, dining room with vaulted beamed ceiling, living room with an Inglenook fireplace housing a wood burning stove, French doors onto the garden and beams to the ceiling. The kitchen diner leads to a utility room which in turn leads to a second entrance hall. From here is a shower room, external door to the front and to a small yard area at the rear, door to a modern lounge diner with designer radiators, beams to the ceiling, feature fireplace, door to a front porch and open plan to a former kitchen area, in need of renovation, with stairs to the first floor. To the first floor are two family bathrooms, a single bedroom/study and four double bedrooms with an en-suite bathroom to the master bedroom, complete with roll top bath. There is parking for multiple vehicles, mature landscaped gardens with lawn, borders, a paved patio area and brick built summer house. The property is located at the entrance to a private road in a countryside setting within the picturesque and historic village of Lambley which benefits from a local primary school and public houses.

- Freehold

ENTRANCE HALL 14' 7" x 12' maximum (4.44m x 3.66m)

LIVING ROOM 15' 10" x 13' 2" into recess (4.83m x 4.01m)

DINING ROOM 14' 5" x 8' 8" (4.39m x 2.64m)

KITCHEN DINER 15' 8" x 12' 11" (4.78m x 3.94m)

UTILITY ROOM 8' 3" x 5' 1" (2.51m x 1.55m)

SHOWER ROOM 6' 11" x 5' 8" (2.11m x 1.73m)

LOUNGE/DINER 22' 0" into recess x 11' 5" (6.71m x 3.48m)

FORMER SECOND KITCHEN AREA 11' 10" x 5' 9" (3.61m x 1.75m)

MASTER BEDROOM 15' 10" x 15' 3" reduced head height, into recess (4.83m x 4.65m)

EN-SUITE 7' 4" x 6' 4" (2.24m x 1.93m)

BEDROOM TWO 12' 10" to the maximum x 12' 2" (3.91m x 3.71m)

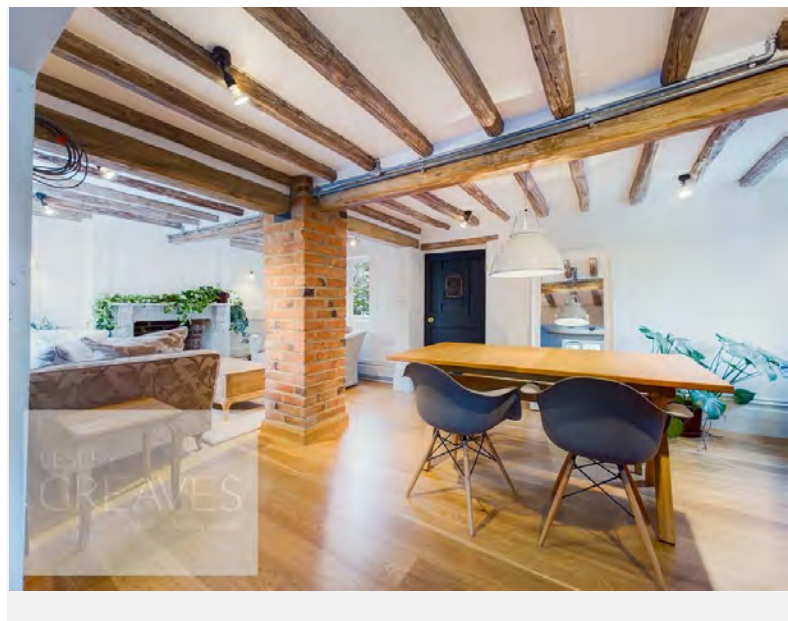
BEDROOM THREE 11' 5" x 9' 6" into recess (3.48m x 2.9m)

BEDROOM FOUR 9' 8" to the maximum x 9' 7" (2.95m x 2.92m)

BEDROOM FIVE/STUDY 9' 0" x 6' 0" (2.74m x 1.83m)

BATHROOM ONE 8' 5" x 7' 1" (2.57m x 2.16m)

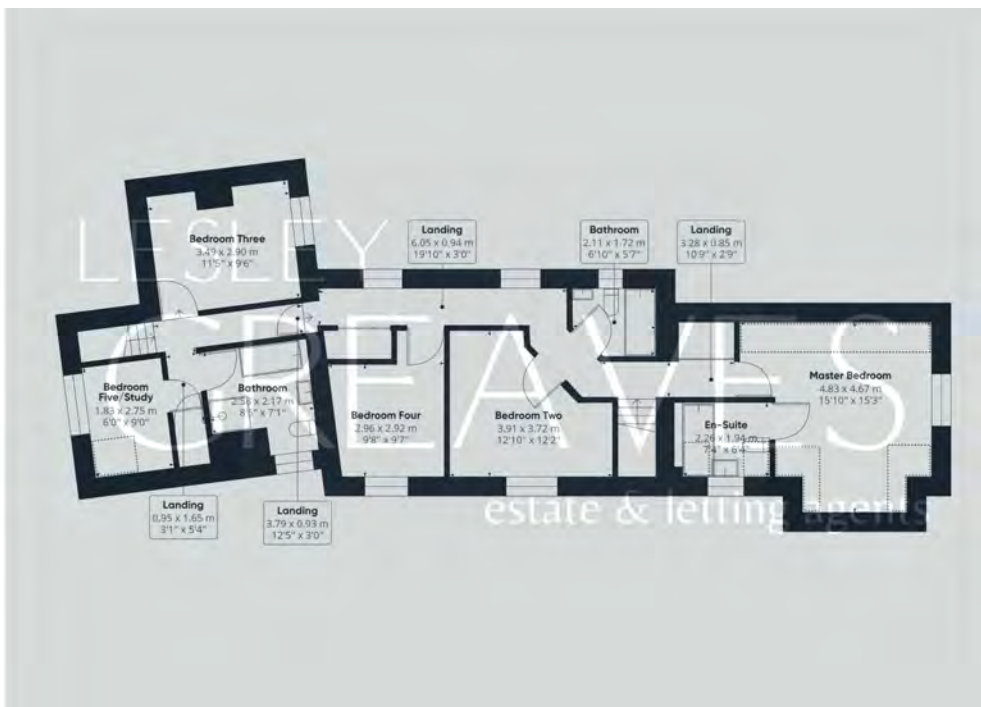
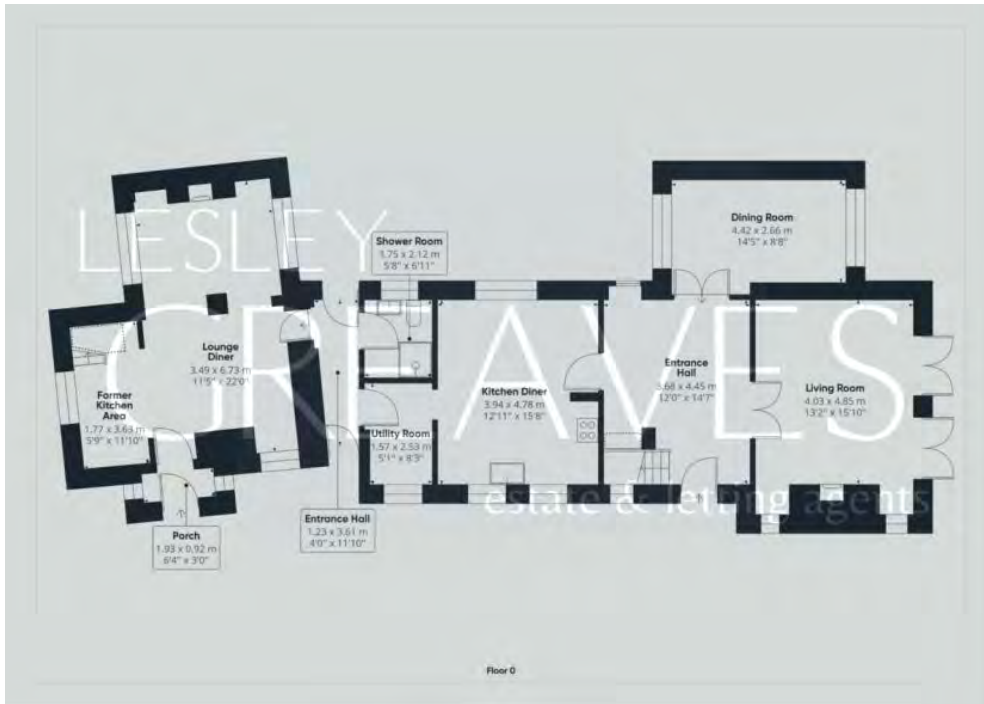
BATHROOM TWO 6' 10" x 5' 7" (2.08m x 1.7m)





# LESLEY GREAVES

estate & letting agents



COUNCIL TAX BAND: E

LOCAL AUTHORITY: Gedling Borough Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		

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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 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.



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