



Guide Price £500,000-£550,000

Church Street, Lambley, Nottingham NG4 4QB

EPC Rating D



Individual detached property of modern design, complete with an integral double garage, low maintenance garden and lovely views. In brief, the property spans three floors and comprises; an entrance hallway with stairs to the first floor dining room with patio door onto the garden, kitchen breakfast room with built in breakfast bar, cooker, and microwave, utility room/WC with plumbing for a washing machine, living room with patio doors onto a paved balcony to the front. Stairs to the second floor family bathroom and four bedrooms, with an en-suite shower room to the master bedroom. Lambley is a picturesque village with public houses/restaurants, a primary school, bus and road links to Mapperley and Epperstone/Oxton By pass (A6097).

- Freehold
- Council tax band F

ENTRANCE HALL 9' 1" x 6' 3" (2.77m x 1.91m)

LIVING ROOM 15' 8" into recess x 15' 2" (4.78m x 4.62m)

KITCHEN BREAKFAST ROOM 13' 4" x 10' 1" (4.06m x 3.07m)

DINING ROOM 15' 8" x 10' 1" (4.78m x 3.07m)

UTILITY/WC 8' 11" x 6' 1" (2.72m x 1.85m)

BATHROOM 10' 0" x 6' 2" (3.05m x 1.88m)

BEDROOM ONE 15' 9" x 10' 1" (4.8m x 3.07m)

EN-SUITE 6' 9" x 6' 0" (2.06m x 1.83m)

BEDROOM TWO 14' 8" x 7' 11" reduced head height (4.47m x 2.41m)

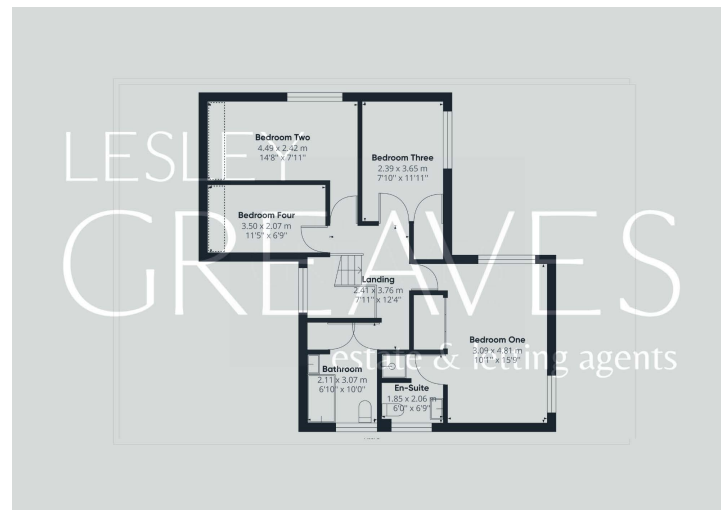
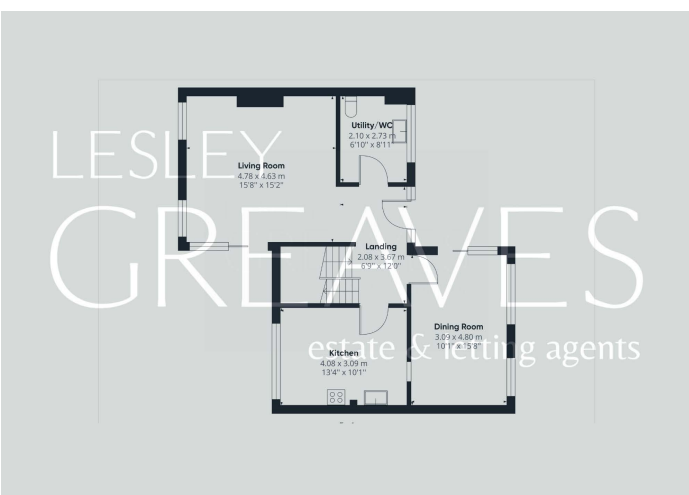
BEDROOM THREE 11' 11" x 7' 10" (3.63m x 2.39m)

BEDROOM FOUR 11' 5" x 6' 9" reduced head height (3.48m x 2.06m)

GARAGE 23' 2" x 14' 7" (7.06m x 4.44m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





COUNCIL TAX BAND: F

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 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.

