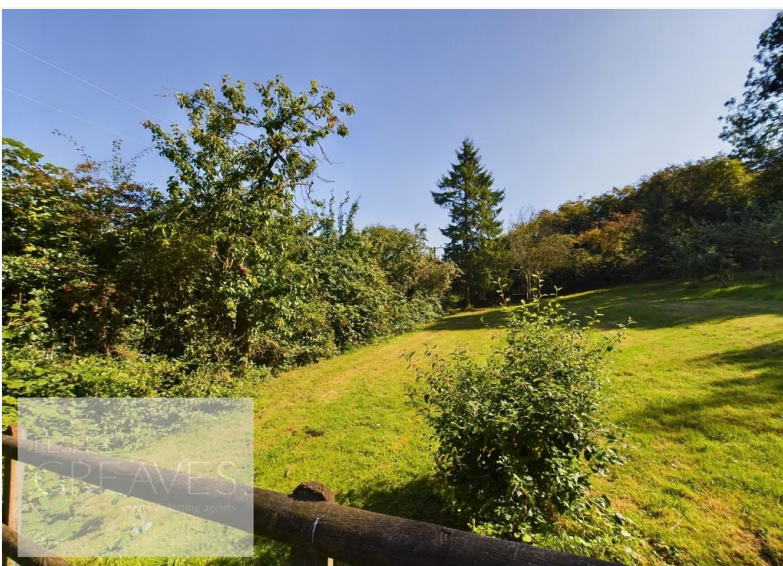


Guide Price £450,00-£500,000

Lingwood Lane, Woodborough, Nottingham NG14 6DY

EPC Rating F



Located between the picturesque villages of Woodborough and Lambley, surrounded by countryside is this good size cottage complete with character features and set within a generous plot. In brief, the accommodation spans two floors and comprises a porch, an entrance hall with tiled flooring. Downstairs WC with built in cloak cupboards, utility room with access to the rear garden, kitchen diner with countryside views, feature fireplace and bespoke built in cabinetry, living room with a bow window providing further countryside views, and 19ft garden room with doors onto the garden. Located off the first floor galleried landing is a four piece family bathroom and four bedrooms, with built in wardrobes to three of the bedrooms and countryside views to two of them. There is parking at the front and side, a detached garage with adjoining shed. The gardens have been landscaped with a mixture of paved patios, lawns and borders for plants and shrubs. Woodborough has public houses, a primary school, convenience store, village hall and a hall hotel.

- Freehold

PORCH 6' 2" x 5' 2" (1.88m x 1.57m)

ENTRANCE HALL 15' 8" x 5' 9" to the maximum (4.78m x 1.75m)

CLOAKROOM / WC 7' 3" x 5' 9" (2.21m x 1.75m)

KITCHEN AREA 10' 8" x 7' 2" (3.25m x 2.18m)

DINING AREA 14' 4" x 10' 2" (4.37m x 3.1m)

LIVING ROOM 19' 4" x 14' 0" (5.89m x 4.27m)

UTILITY ROOM 16' 4" x 11' 5" (4.98m x 3.48m)

SUN ROOM 19' 2" x 9' 10" (5.84m x 3m)

BEDROOM ONE 17' 11" x 14' 2" (5.46m x 4.32m)

BEDROOM TWO 14' 22" x 10' 2" to the maximum (4.83m x 3.1m)

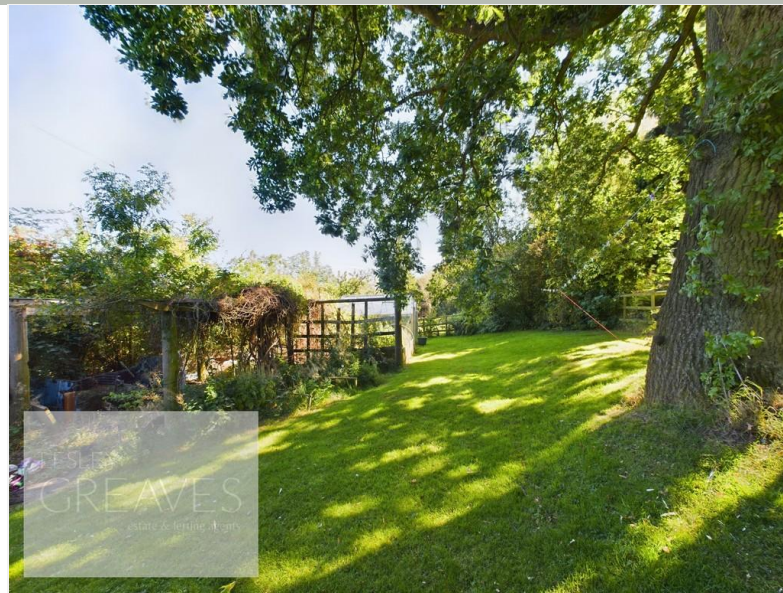
BEDROOM THREE 10' 2" x 10' 0" (3.1m x 3.05m)

BEDROOM FOUR 10' 3" x 8' 10" (3.12m x 2.69m)

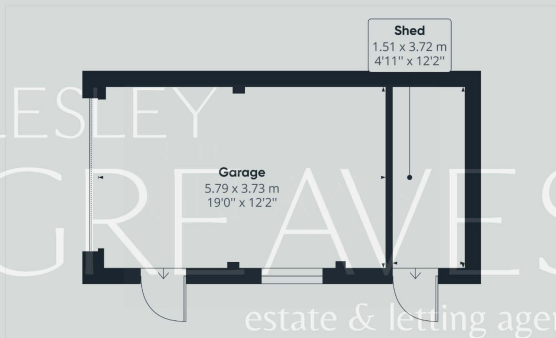
BATHROOM 10' 3" x 9' 3" (3.12m x 2.82m)

GARAGE 19' 0" x 10' 2" (5.79m x 3.1m)

ADJOINING SHED 12' 2" x 4' 11" (3.71m x 1.5m)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		

COUNCIL TAX BAND: F

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.

