



Guide Price £200,000-£220,000

Main Street, Lambley, Nottingham NG4 4PP

EPC Rating D



- Freehold
- Council tax band A

Nestled set back from Main Street is this pretty one bedroom bungalow. Beautifully finished to a high spec internal viewing is a must! Featuring an open plan living room with feature wall mounted flame effect electric fire and kitchen with an electric oven, ceramic hob with extractor hood over, integrated fridge freezer, integrated dishwasher, storage cupboard housing the boiler and washer dryer.

An entrance hallway with access to the loft, a good size double bedroom and a modern bathroom with shower over the bath complete the accommodation.

The property has a small paved area to the side making an ideal seating area and a large garage with electric up and over door.

Lambley is a much sought after, historic village which benefits from a local primary school, restaurant and public houses.

HALLWAY 6' 8" x 5' 3" (2.04m x 1.61m)

MASTER BEDROOM 12' 8" x 11' 3" (3.87m x 3.45m)

BATHROOM 8' 10" x 5' 4" (2.70m x 1.65m)

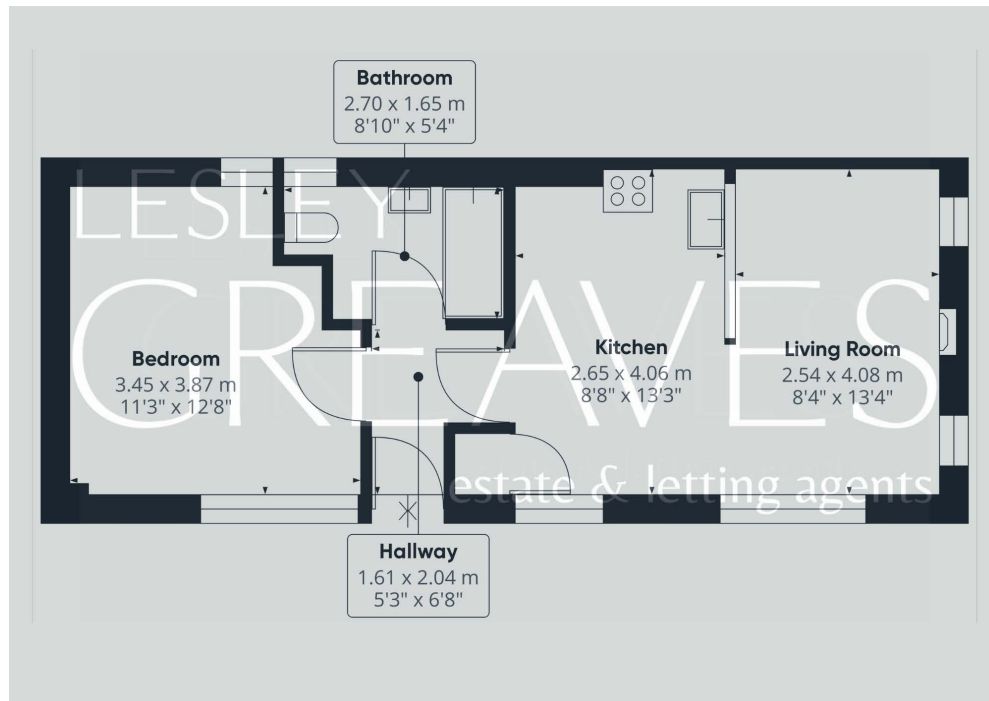
KITCHEN AREA 13' 3" x 8' 8" (4.06m x 2.65m)

LIVING AREA 13' 4" x 8' 3" (4.08m x 2.54m)

GARAGE 18' 9" x 12' 5" (5.72m x 3.80m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: A

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.

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