



Guide Price £350,000-£370,000

Cromwell Crescent, Lambley, Nottinghamshire NG4 4PJ

EPC Rating C



Beautifully presented and extended semi-detached home with room for all the family! In brief the porch to the front leads to an entrance hallway with stairs to the first floor, under stair storage cupboard and solid oak floor which continues to the modern re-fitted kitchen. There are spaces for a large fridge freezer and cooker, the dishwasher is integrated, there is LED lighting and granite work surfaces. A door leads to a dining family room which has bi-folding doors onto the rear garden and engineered wood flooring, with underfloor heating, which continues to the utility room and downstairs WC. The almost 20ft living room has a feature focal fireplace.

There is a storage cupboard on the first floor landing, stairs to the second floor, a modern re-fitted bathroom with a mains fed shower over the bath and three bedrooms with built in sliding door wardrobes to the principle bedroom and a built in storage cupboard to bedroom two.

The second floor landing, with skylight window and storage in the eaves, is currently being utilised as a useful study area. The fourth bedroom has skylight windows both front and rear.

There is garden area and a driveway to the front and the rear garden has been landscaped with decked areas, lawn and a paved patio with a stone built barbeque. There is a useful secure bike store and a fully insulated detached garden office with bi-folding doors and power. There is also a shed at the side.

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

- Freehold

PORCH 7' 0" x 3' 5" (2.13m x 1.04m)

ENTRANCE HALL 5' 10" x 4' 5" (1.78m x 1.35m)

LIVING ROOM 19' 9" x 12' 3" (6.02m x 3.73m)

KITCHEN 13' 0" x 9' 9" (3.96m x 2.97m)

DINING FAMILY ROOM 17' 6" x 9' 6" (5.33m x 2.9m)

UTILITY ROOM 6' 2" x 4' 6" (1.88m x 1.37m)

WC 4' 5" x 3' 1" (1.35m x 0.94m)

BATHROOM 6' 7" x 5' 10" (2.01m x 1.78m)

BEDROOM ONE 10' 5" x 10' 4" (3.18m x 3.15m)

BEDROOM TWO 9' 11" into recess x 9' 1" (3.02m x 2.77m)

BEDROOM THREE 9' 6" x 8' 10" plus recess (2.9m x 2.69m)

SECOND FLOOR LANDING 7' 1" x 4' 8" (2.16m x 1.42m)

BEDROOM FOUR 11' 9" x 9' 9" reduced head height (3.58m x 2.97m)

GARDEN OFFICE 10' 5" x 6' 11" (3.18m x 2.11m)

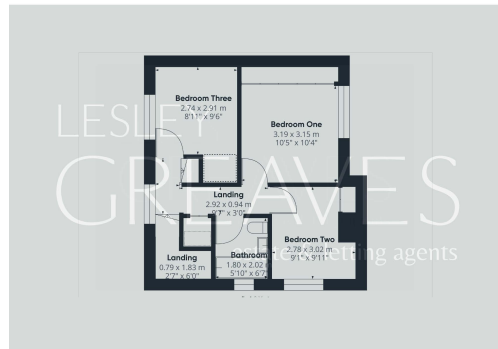
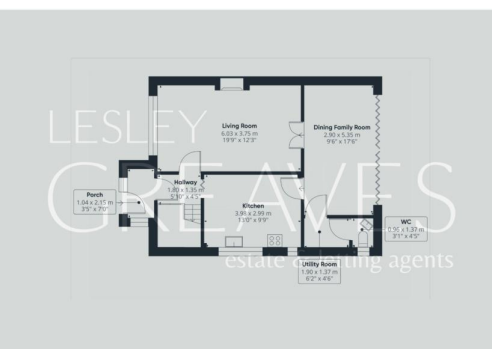
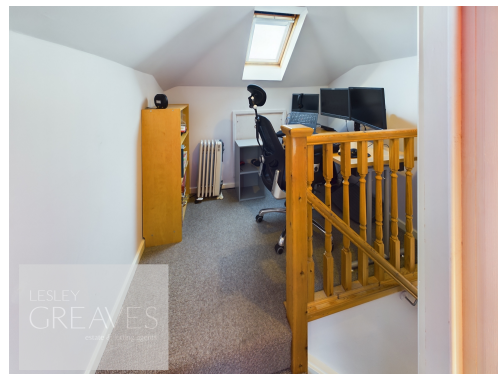


LESLEY GREAVES

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: C

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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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