



£1,500 pcm

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 hall way 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).

Deposit £1,730.76
 Council Tax Band F
 Initial 6 months fixed term Shorthold Tenancy

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)

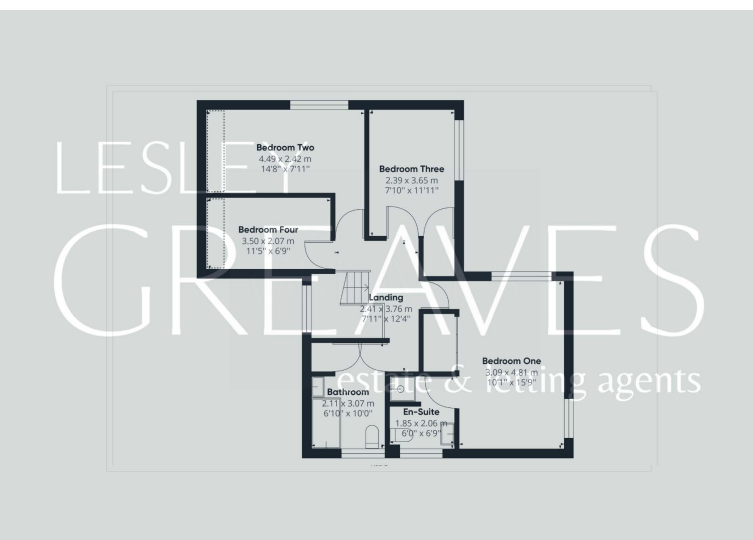
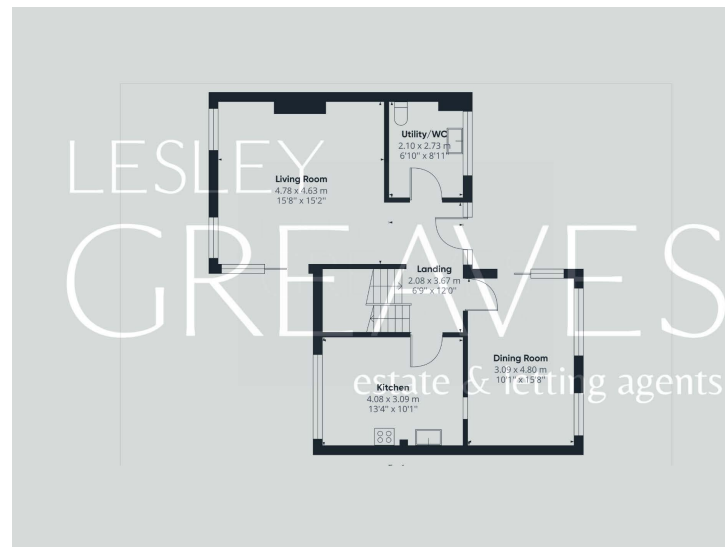
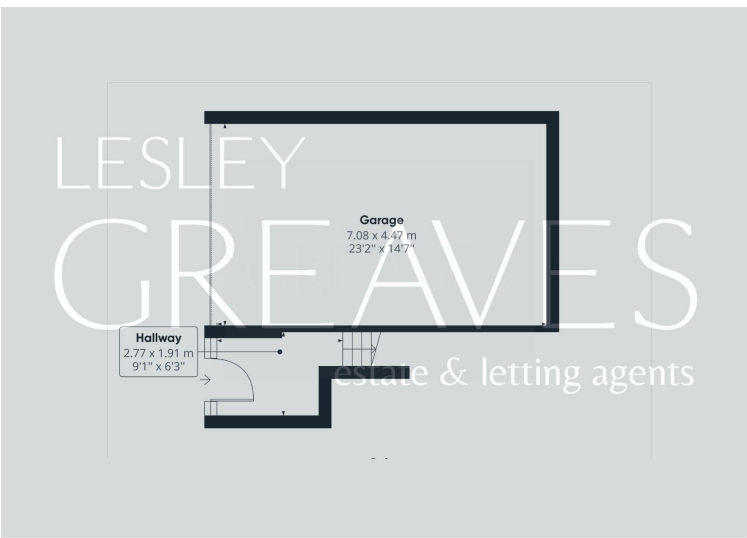
BEDROOM TWO 14' 8" x 7' 11" reduced head height (4.47m x 2.41m)

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 | | |
| 55-68 | D | 63 D | 76 C |
| 39-54 | E | | |
| 21-38 | F | | |

COUNCIL TAX BAND: F

LOCAL AUTHORITY: Gedling Borough Council

SECURITY DEPOSIT

Set at a maximum of five weeks rent. This covers damages or defaults on the part of the tenant during the tenancy.

HOLDING DEPOSIT

As an agency we are not charging tenants a holding deposit.