



£1,500.00

Per Calendar Month

CHURCH STREET
LAMBLEY

- INDIVIDUAL PROPERTY
- DOUBLE GARAGE
- EN-SUITE
- FOUR BEDROOMS
- BALCONY
- BEAUTIFUL VIEWS
- LOW MAINTENANCE GARDENS
- EPC D



Modern Detached Property with Integral Double Garage and Views

THIS MODERN DETACHED PROPERTY FEATURES A CONTEMPORARY DESIGN, COMPLETE WITH AN INTEGRAL DOUBLE GARAGE, LOW MAINTENANCE GARDEN, AND LOVELY VIEWS. SPANNING THREE FLOORS, THE ACCOMMODATION OFFERS VERSATILE AND COMFORTABLE LIVING SPACES.

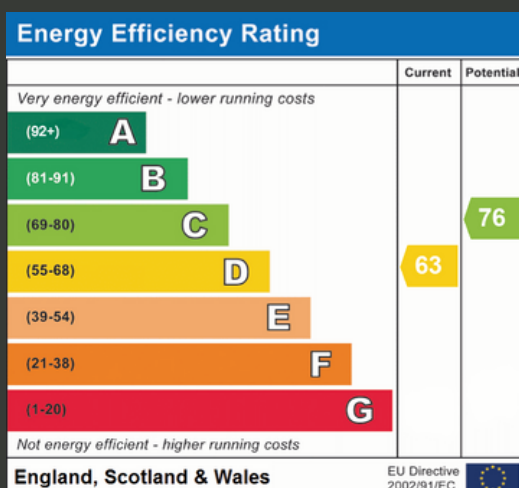
THE GROUND FLOOR COMPRISES AN ENTRANCE HALLWAY WITH STAIRS LEADING TO THE FIRST FLOOR, A DINING ROOM WITH PATIO DOORS OPENING ONTO THE GARDEN, A KITCHEN BREAKFAST ROOM WITH A BUILT-IN BREAKFAST BAR, COOKER, AND MICROWAVE, AND A UTILITY ROOM/WC WITH PLUMBING FOR A WASHING MACHINE. THE LIVING ROOM, ALSO ON THIS LEVEL, FEATURES PATIO DOORS LEADING TO A PAVED BALCONY AT THE FRONT.

ON THE SECOND FLOOR, YOU WILL FIND A FAMILY BATHROOM AND FOUR BEDROOMS, INCLUDING A MASTER BEDROOM WITH AN EN-SUITE SHOWER ROOM.

LAMBLEY IS A PICTURESQUE VILLAGE WITH PUBLIC HOUSES/RESTAURANTS, A PRIMARY SCHOOL, AND CONVENIENT BUS AND ROAD LINKS TO MAPPERLEY AND THE EPPERSTONE/OXTON BYPASS (A6097).

VIEWINGS ARE HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY AND VERSATILITY OF THIS FAMILY HOME.

NOTE: THE DRIVEWAY IS NOT PART OF THE LET AND CAN ONLY BE USED TO ACCESS THE GARAGE AND UNLOADING ONLY.



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)

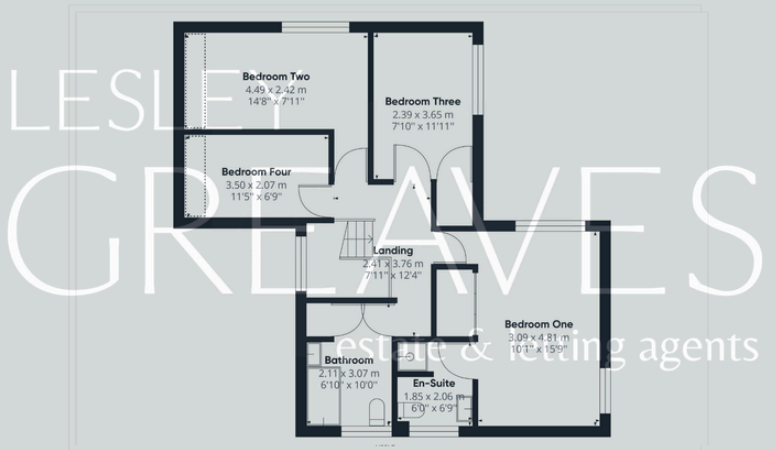
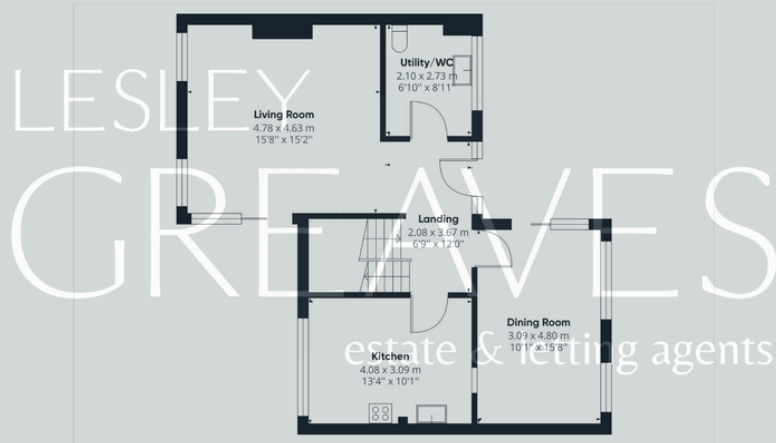
- FREEHOLD
- COUNCIL TAX; BAND F
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- INITIAL 6 MONTHS FIXED TERM SHORTHOLD TENANCY
- DEPOSIT £1,730.76
- 145 SQ METERS

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 CHARGEING TENANTS A HOLDING DEPOSIT



Lesley Greaves Estate & Lettings Agents

20 Main Road ,Gedling, Nottingham, NG4 3HG

0115 9877337

lettings@lesleygreaves.co.uk