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Guide Price £360,000-£370,000

Orchard Rise, Lambley, Nottingham NG4 4PU

EPC Rating TBC



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Modernised and extended detached family home. In brief, the door at the front leads to the living room, with wood flooring and a log burning stove. The kitchen is fitted with a range of shaker style units with a wooden work surface, double oven, an induction hob, integrated fridge freezer and dishwasher.

A door provides access to the side of the property. There are two double bedrooms and a modern white bathroom with a mains fed shower over the bath.

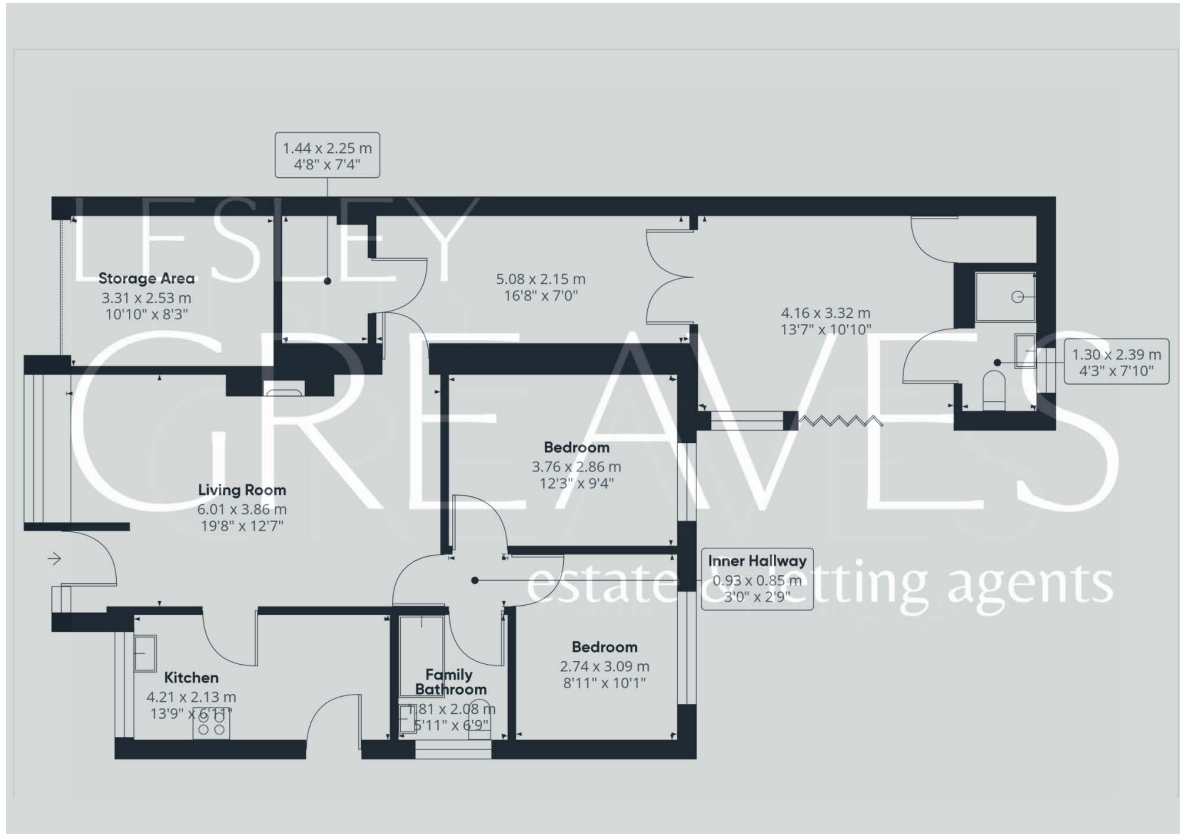
Also accessible from the living room, located behind the reduced sized garage are further rooms where the previous triple garage/workshop has been converted; providing a utility room, with plumbing for a washing machine and two further rooms. One of which is currently being utilised as a bedroom with bi-folding doors onto the garden and an en-suite.

To the rear of the property is a paved patio area with steps leading to a lawn garden having side views of the countryside.

Lambley is a picturesque village with public houses/ restaurants, a primary school, bus and road links to Mapperley and Epperstone/Oxton By pass (A6097).

- Freehold
- Council tax band C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

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.

