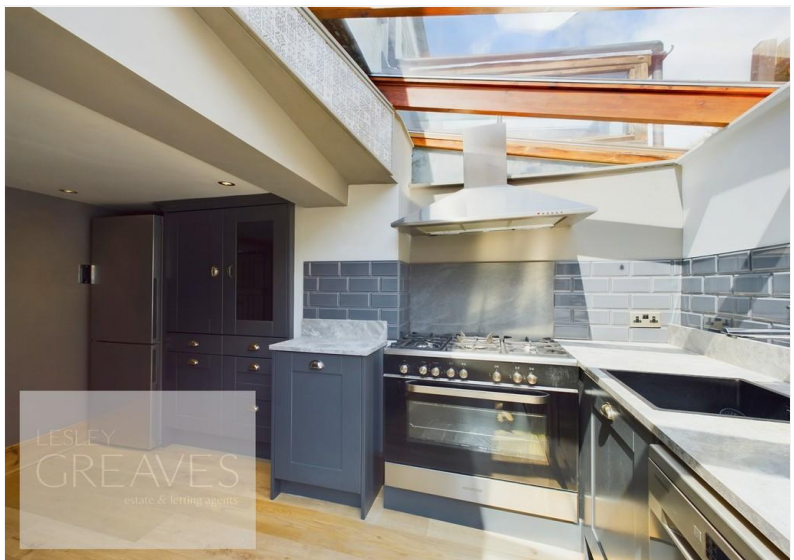




LESLEY  
GREAVES  
estate & letting agents



LESLEY  
GREAVES  
estate & letting agents



LESLEY  
GREAVES  
estate & letting agents

£295,000

Green Lane, Lambley, Nottingham NG4 4QE

EPC Rating D



Charming semi-detached cottage located in the picturesque village of Lambley with public houses/restaurants, a primary school, bus and road links to Mapperley and Epperstone/Oxton By pass (A6097).

An open vestibule with a stable front door leads to the living room, with beams to the ceiling, log burning stove, bow window, dado rail and bespoke built in cabinetry. A door leads to the kitchen diner where there is also stairs to the first floor with under-stair storage. The contemporary kitchen diner features a double glazed glass roof and French doors onto a patio area at the side. The kitchen is fitted with a range of shaker style units with spaces for a dishwasher, fridge freezer, washing machine and for a large cooker.

To the first floor are two double bedrooms and the bathroom, with a mains fed shower over a spa bath. Both bedrooms have high ceilings, one has stripped wood flooring and built in wardrobes and the other has sky light windows and a feature oriel bay window.

There is a lawned garden to the front with decked patio area and through gated access at the side is a paved and gravelled patio area at the side, with a shed.

The double glazed gas central heated property is a must view to appreciate the charm of the accommodation which is offered to the open market with no upward chain.

- Freehold
- Council tax band C

LIVING ROOM 17' 4" x 10' 5" (5.28m x 3.18m)

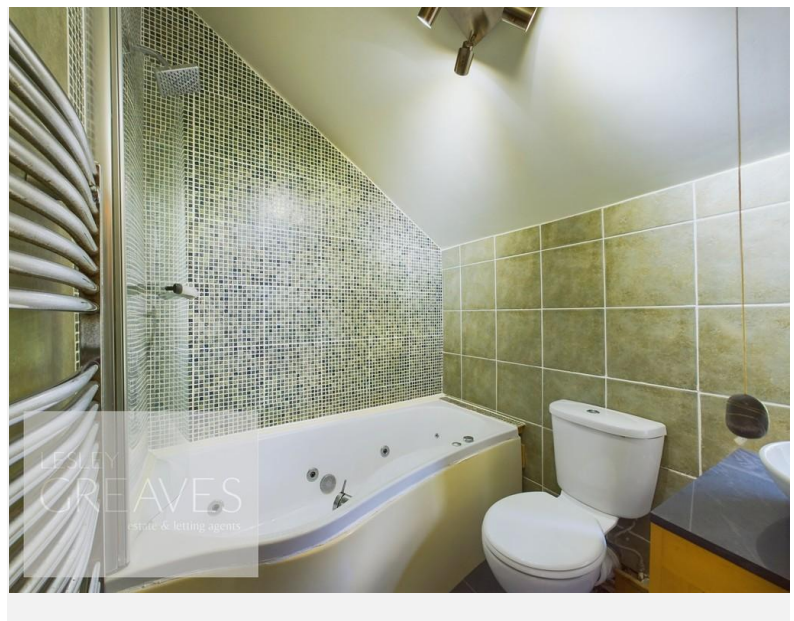
KITCHEN DINER 16' 11" x 12' 0" maximum, into recess (5.16m x 3.66m)

BEDROOM ONE 16' 6" x 9' 3" maximum (5.03m x 2.82m)

BEDROOM TWO 10' 3" x 7' 0" (3.12m x 2.13m)

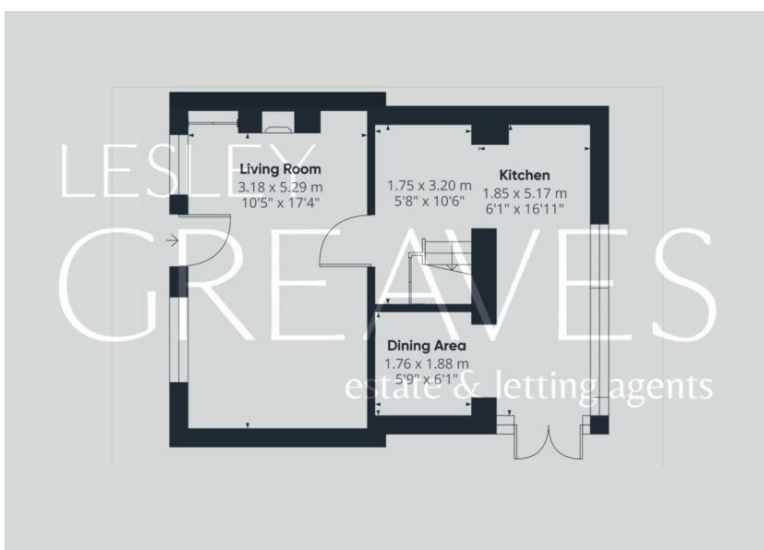
BATHROOM 5' 10" x 5' 10" (1.78m x 1.78m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



# LESLEY GREAVES

estate & letting agents



COUNCIL TAX BAND: C

LOCAL AUTHORITY: Gedling Borough Council

20 Main Road  
Gedling  
Nottingham  
NG4 3HP

Contact Us  
[www.lesleygreaves.co.uk](http://www.lesleygreaves.co.uk)  
[sales@lesleygreaves.co.uk](mailto: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.



Company Registration Number: 5773186 | VAT Number: 917862296