



£295,000

GREEN LANE
LAMBLEY

- NO CHAIN
- VILLAGE LOCATION
- TWO BEDROOMS
- LOG BURNING STOVE
- HIGH CEILINGS
- CONTEMPORARY KITCHEN
- PRIVATE PARKING



Charming Semi-Detached Cottage in Picturesque Lambley

LOCATED IN THE PICTURESQUE VILLAGE OF LAMBLEY, THIS CHARMING SEMI-DETACHED COTTAGE OFFERS EASY ACCESS TO PUBLIC HOUSES/RESTAURANTS, A PRIMARY SCHOOL, AND BUS AND ROAD LINKS TO MAPPERLEY AND EPPERSTONE/OXTON BYPASS (A6097).

AN OPEN VESTIBULE WITH A STABLE FRONT DOOR LEADS TO THE COZY LIVING ROOM, FEATURING BEAMS ON THE CEILING, A LOG-BURNING STOVE, A BOW WINDOW, A DADO RAIL, AND BESPOKE BUILT-IN CABINETRY. THE KITCHEN DINER, ACCESSED THROUGH A DOOR FROM THE LIVING ROOM, INCLUDES STAIRS TO THE FIRST FLOOR WITH UNDER-STAIR STORAGE. THIS CONTEMPORARY SPACE BOASTS A DOUBLE-GLAZED GLASS ROOF AND FRENCH DOORS OPENING ONTO A PATIO AREA. THE KITCHEN IS FITTED WITH A RANGE OF SHAKER-STYLE UNITS AND HAS SPACES FOR A DISHWASHER, FRIDGE FREEZER, WASHING MACHINE, AND A LARGE COOKER.

THE FIRST FLOOR HOUSES TWO DOUBLE BEDROOMS AND A BATHROOM, WHICH INCLUDES A MAINS-FED SHOWER OVER A SPA BATH. BOTH BEDROOMS FEATURE HIGH CEILINGS; ONE HAS STRIPPED WOOD FLOORING AND BUILT-IN WARDROBES, WHILE THE OTHER BOASTS SKYLIGHT WINDOWS AND A FEATURE ORIEL BAY WINDOW.

THE EXTERIOR INCLUDES A LAWNED GARDEN TO THE FRONT WITH A DECKED PATIO AREA, AND THROUGH GATED ACCESS AT THE SIDE, A PAVED AND GRAVELLED PATIO AREA WITH A SHED. ADDITIONALLY, THE SELLER IS PRIVATELY OFFERING AN OFF-ROAD PARKING SPACE FOR ONE CAR NEARBY.

THIS 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
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 69 SQ METERS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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