



£1,000.00

Per Calendar Month

GREEN LANE
LAMBLEY

- VILLAGE LOCATION
- TWO BEDROOMS
- LOG BURNING STOVE
- CONTEMPORARY KITCHEN
- LIVING ROOM
- PRIVATE PARKING
- EPC D



Charming Semi-Detached Cottage in Picturesque Lambley

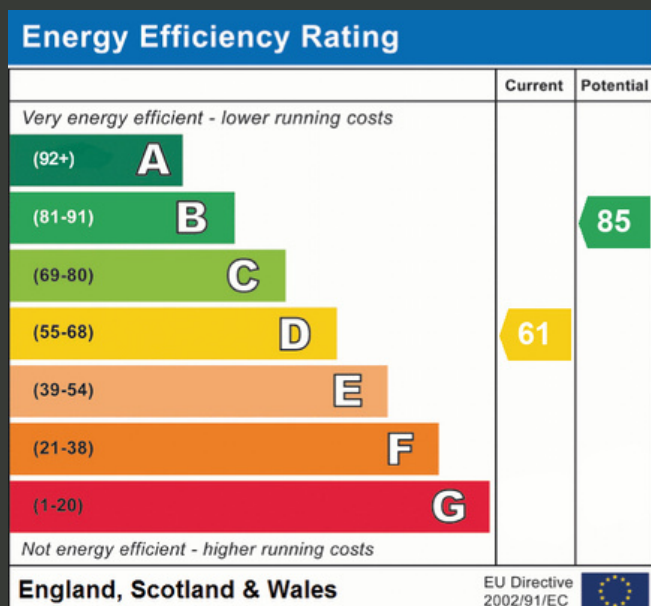
LOCATED IN THE PICTURESQUE VILLAGE OF LAMBLEY, THIS CHARMING SEMI-DETACHED COTTAGE OFFERS EASY ACCESS TO PUBLIC HOUSES/RESTAURANTS, A PRIMARY SCHOOL, AND BUS AND ROAD LINKS TO MAPPERLEY AND EPPERSTONE/OXTON BYPASS (A6097).

A STABLE FRONT DOOR LEADS TO THE COZY LIVING ROOM, FEATURING BEAMS TO 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 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 LANDLORD IS PRIVATELY OFFERING AN OFF-ROAD PARKING SPACE FOR ONE CAR NEARBY AT AN EXTRA COST EACH MONTH.

THIS DOUBLE-GLAZED, GAS CENTRAL HEATED PROPERTY IS A MUST-VIEW TO APPRECIATE THE CHARM OF THE ACCOMMODATION.





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)

- FREEHOLD
- COUNCIL TAX; BAND C
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- INITIAL 6 MONTHS FIXED TERM SHORTHOLD TENANCY
- DEPOSIT £1,153.84
- 69 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 CHARGING TENANTS A HOLDING DEPOSIT

Lesley Greaves Estate & Lettings Agents

20 Main Road ,Gedling, Nottingham, NG4 3HG

0115 9877337

lettings@lesleygreaves.co.uk