



13 Cromwell Crescent, Lambley – NG4 4PJ

Guide Price £315,000 - £325,000

DavidJames
the estate agent



13 Cromwell Crescent

Lambley, Nottingham

NO CHAIN – Guide Price £300000 – £325,000 3 bed semi-detached home in the highly sought after village of Lambley! Open plan lounge/dining room, stunning kitchen & multi-vehicle parking and a generous garden! Council Tax band: C

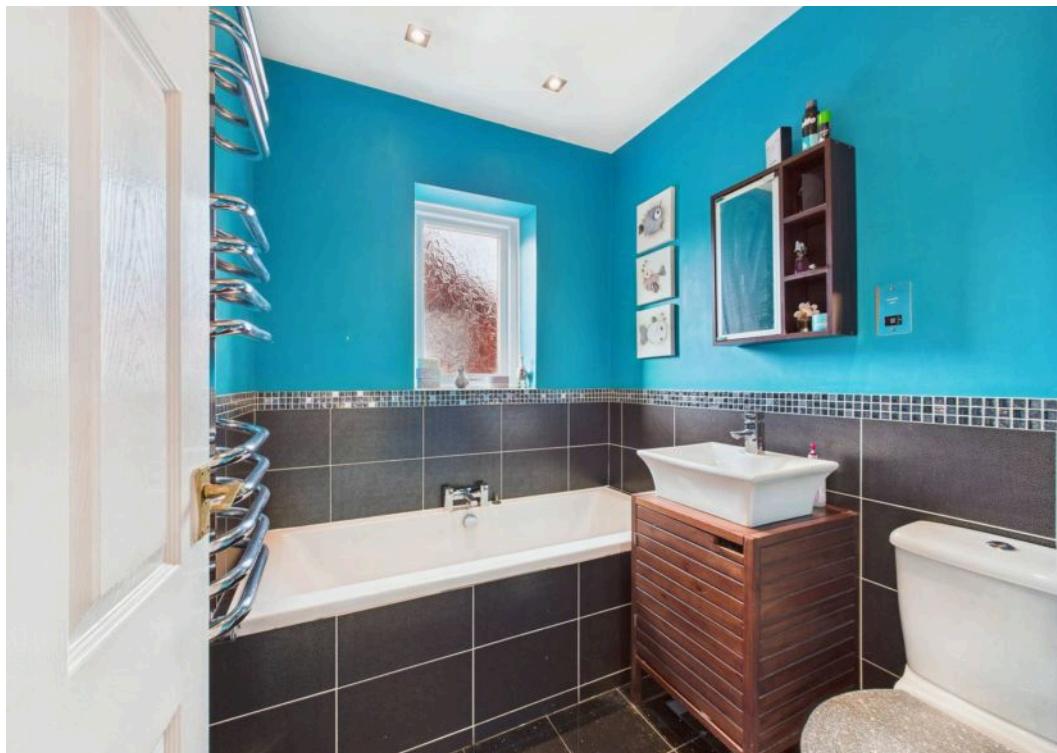
Tenure: Freehold

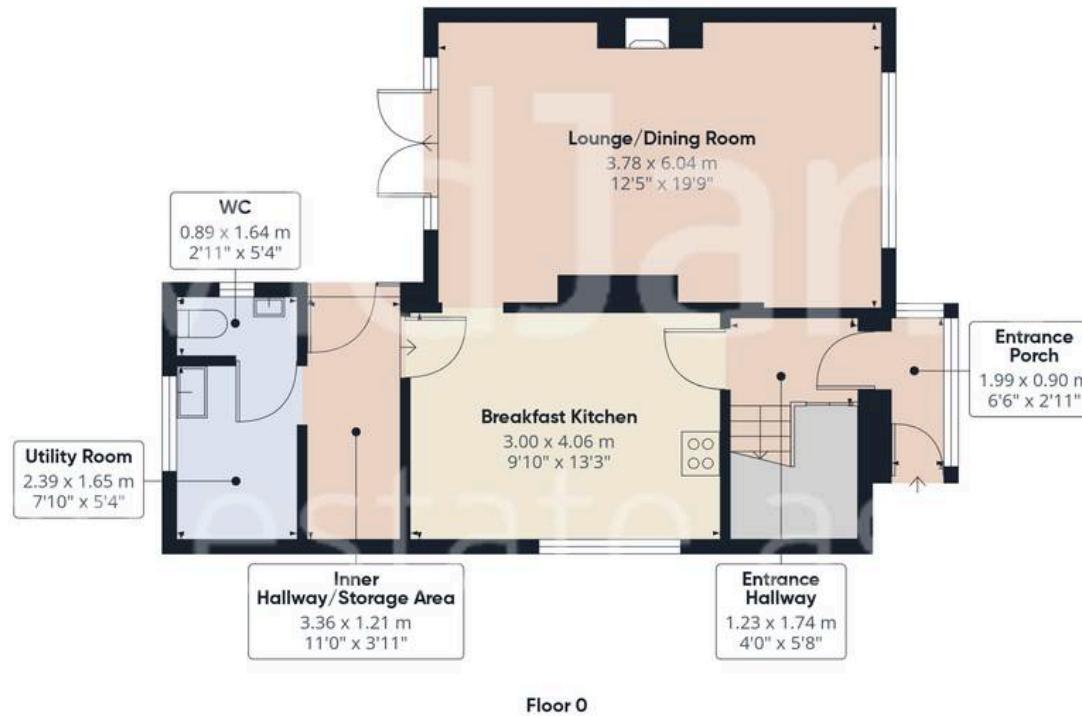
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Beautifully-presented semi-detached family home
- Sought-after Lambley village location
- Open plan lounge/dining room with wood flooring and a wood-burning stove
- Welcoming porch and entrance hall with useful under stairs storage
- Stunning contemporary kitchen with a feature central island, granite worktops and range cooker
- Convenient downstairs WC and separate utility/laundry room
- Three first floor bedrooms
- Well-appointed family four-piece family bathroom (including both a bath and separate shower cubicle)
- Generous and enclosed rear garden with lawn and patio seating space
- Multi-vehicle driveway and garage







Approximate total area⁽¹⁾

90 m²
968 ft²

Reduced headroom

0.2 m²
2 ft²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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