



158 Spring Lane, Lambley, Nottingham, NG4 4PE

£950 Per calendar  
month

- Modern nearly new Bungalow
- Finished to high standard
- Outlook over field to the front
- 3 bedrooms & dressing room
- Ensuite & main bathroom
- Spacious living room
- Kitchen with fitted appliances
- UPVC Dble glazing & GCH



# 158 Spring Lane, Lambley, Nottingham, NG4 4PE

This property forms part of a small select development of 4 semi detached bungalows set situated in an attractive green belt location close to LAMBLEY with views over open countryside. The bungalows are an innovative and quality conversion and have been built and fitted out to a high standard throughout.

This bungalow has a stunning quality fitted kitchen with integrated oven, hob and appliances plus a separate utility room with plumbing for a washing machine, and 2 bathrooms with modern white suites.

With a SINGLE GARAGE and car parking space, and benefit from Gas central heating, UPVC double glazing and a security alarm.

Internal viewing is highly recommended in order to fully appreciate the size and quality of the finish - Available from mid November 2014

Lambley is a small village with main bus services to Nottingham city centre and beyond, with a local school, pub and access to lovely open countryside.

## The accommodation comprises:-

### Entrance Hall

With quality doors to all rooms, front and back doors, alarm control panel, built in storage cupboard,

### Living room 16'11" x 13'05" + 8'09" x 7'10" (5.16m x 4.09m + 2.67m x 2.39m)

Which is a lovely spacious L-shaped room with high ceilings, French UPVC double glazed doors opening to a patio and garden area, 2 x UPVC double glazed windows, 2 x radiators,

### Kitchen 11'01" x 8'07" (3.38m x 2.62m)

Being well fitted with sage green gloss base and wall cupboards including corner unit with internal carousel, fitted worksurfaces with inset single drainer sink unit, integrated fridge/freezer, dishwasher, electric oven and gas hob with stainless steel extractor canopy over, UPVC double glazed window, radiator,

### Utility Room

Having fitted worksurfaces and inset single drainer sink unit, and fitted base cupboard to match the Kitchen housing gas central heating boiler, space and plumbing for washing machine, UPVC double glazed window.

### Bedroom 1 10'11" x 10'0" + 6'11" x 5'07" (3.33m x 3.05m + 2.11m x 1.70m)

With adjacent Dressing Room, UPVC double glazed French doors opening to patio and garden area, radiator,

### Ensuite Shower Room

Having a white suite comprising shower cubicle with fitted shower, fitted vanity unit and inset washbasin, low flush w.c., ladder-style heated towel rail, extractor fan, UPVC double glazed window.

### Bedroom 2 11'0" x 7'05" (3.35m x 2.26m)

With a UPVC double glazed window, radiator,

### Bedroom 3 7'05" x 6'11" (2.26m x 2.11m)

With a UPVC double glazed window, radiator,

### Bathroom

With a white suite comprising panelled bath and fitted shower and screen over, fitted vanity unit with inset washbasin, low flush w.c., ladder-style heated towel rail, extractor fan, UPVC double glazed window.

### Outside

Is a lawned garden area with paved patio areas with outlook over a field and beyond.

A single garage and an allocated parking space.

### Further information

RESTRICTIONS - With regret no housing benefit claimants or Smokers will be considered. A small Pet may be considered with an additional pet deposit payable.

COUNCIL TAX - Gedling Borough Council - Band D

DEPOSIT - £1050

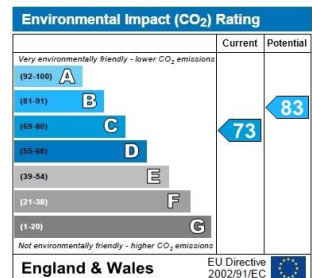
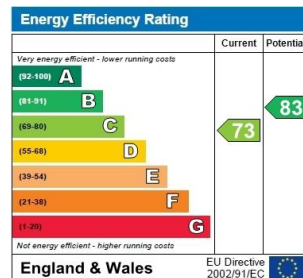
APPLICATION & AGREEMENT FEES PAYABLE

### Viewings

By appointment with our Mapperley Letting office on 0115 956 1162.

### Directions

From our Mapperley Office proceed along Plains Road which after the second traffic light junction becomes Mapperley Plains. At the next mini roundabout turn right into Spring Lane and head towards Lambley where after some distance the development can be found on the left-hand side clearly identified by a large Marriotts For Sale board. Proceed up the gravel driveway and you can park at the end in the tarmac laid area.



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