



First Cottage
Park Lane | Lambley | Nottinghamshire | NG4 4PY



Step inside

First Cottage

First Cottage is a delightful character home. It started life as a small period cottage to the front which was heavily extended in the 1990s to form a substantial family home with high quality and versatile accommodation arranged over two levels. When viewing the property you instantly appreciate the calibre of accommodation on offer with a nice range of character features including beamed ceilings, feature fireplaces and exposed brickwork. The property stands in delightful country gardens with a generous parking area to the rear of the plot.

GROUND FLOOR ACCOMMODATION

To the ground floor a generous reception hallway which provides access into the main living accommodation within the cottage. There is a superb sitting room with exposed brickwork and feature fireplace housing a multi fuel stove, vaulted dining room but without doubt the heart to the home is the breakfast kitchen which benefits from a range of high quality wall and base mounted units as well as an adjacent utility room. Beyond the property extends into the original cottage which showcases charming and original features including beamed ceilings and this part of the property forms an extensive additional reception space which is well defined into three main areas creating a sitting room, dining room and potential study area. The ground floor accommodation is completed with a shower room.

FIRST FLOOR ACCOMMODATION

The first floor can be accessed by two staircases and features up to five bedrooms. The main bedroom is particularly pleasant with vaulted ceiling and high quality en suite bathroom. There are up to four further bedrooms (one of which is currently used as a home office) which share the use of two high quality bathrooms. It should also be noted that there are various useful options for storage.

GARDENS & GROUNDS

The property is located at the entrance to a private road and in a countryside setting on the edge of the village of Lambley. There are delightful south facing gardens to the rear being nicely maintained into shaped lawns and heavily stocked borders providing seasonal colour, as well as an extensive terrace ideal for entertaining. Also located within the garden is a brick built summer house which could be adapted to form an excellent work from home space. Beyond the gardens is a gated courtyard providing off road parking for numerous vehicles.

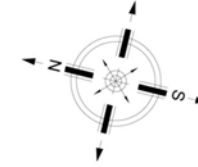
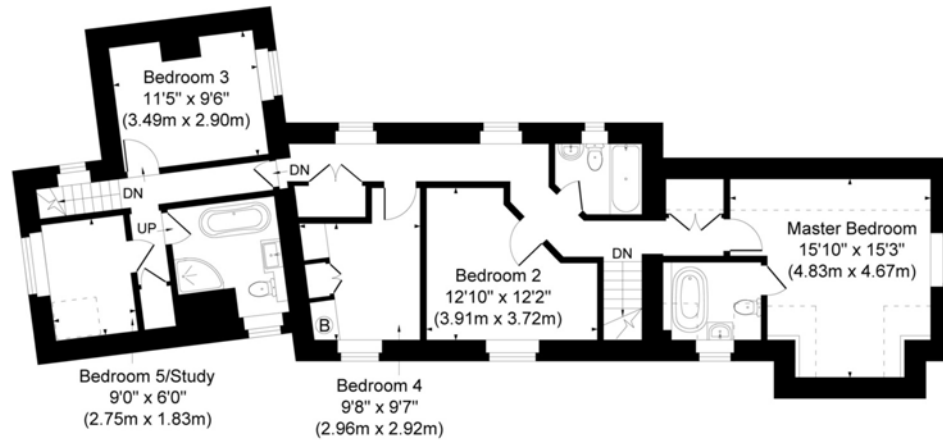
TENURE

Freehold.

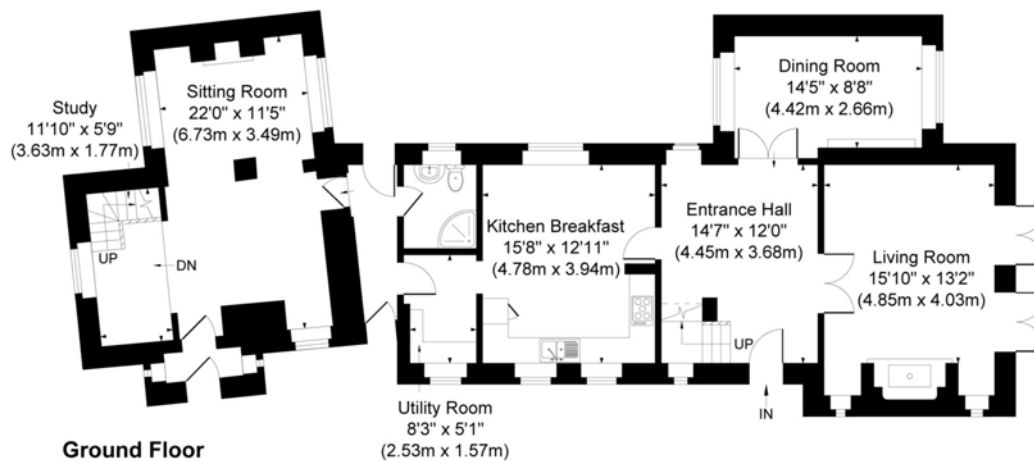
SERVICES

Oil fired central heating, mains electricity and water. Private drainage system.

First Cottage, Lambley.
Approximate Gross Internal Area = 218 sq.m/2352 sq.ft

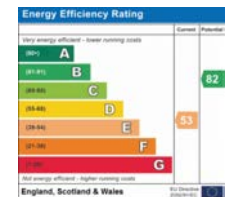


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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