

| Church Street | Lambley | Nottingham | NG4 4QB

Robert Ellis
RESIDENTIAL



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Original side of the property

Original features throughout including ceiling beams and doors

Entrance Hall

10'11" x 6'2" approx (3.09 x 1.88 approx)

Wooden entrance door with double glazed leaded window. Radiator. Storage cloaks cupboard. Carpeted flooring. Access into Lobby 1 and Kitchen

Inner Hall

14'2" x 7'3" approx (4.32 x 2.21 approx)

Carpeted flooring. Wall mounted radiator. Hosts original Bread oven. Two single glazed wooden framed windows. Original feature beams. Access into Dining Room, Lounge and Wine Store.

Wine Store

4'3" x 3'0" approx (1.31 x 0.92 approx)

Wine racks. Vinyl flooring.

Dining Room

18'7" x 13'9" approx (5.68 x 4.21 approx)

Set within the original 400 year old part of the house retaining many original features including original fireplace and wooden beams to the ceiling. Hosts original Bread oven. Carpeted flooring. Double wall mounted radiator. Five single glazed wooden framed windows.

Sitting room

18'6" x 14'0" approx (5.65 x 4.29 approx)

Inglenook Fire place with brick feature surround and original wooden mantel beam. Wooden Beams to ceiling. Carpeted flooring. Two Double wall mounted radiators. Two single glazed wooden framed windows to front and rear elevations.

Study

11'11" x 8'5" approx (3.65 x 2.59 approx)

Decorative fireplace. Original feature beams to the ceiling. Wall light points. Carpeted flooring. Double wall mounted radiator. Staircase leading from Study to Bedroom 3

Ground Floor Bathroom

8'6" x 6'1" approx (2.60 x 1.86 approx)

Vinyl flooring. Carpeted stairs leading up to sunken bath with dual heat tap and electric handheld shower unit above. Sink with hot and cold heat tap with storage underneath. W/C. Wall mounted radiator. Opaque single glazed wooden framed window. Original beamed ceiling and recessed spotlights.

Bedroom 3

11'3" x 8'8" approx (3.44 x 2.66 approx)

Carpeted flooring. Single glazed wooden framed window. Built-in storage cupboards. Staircase leading from Study to Bedroom 3

Inner Staircase

Stairs leading from the Sitting Room. Wall light point. Original beams to wall and ceiling. Doors leading to

Bedroom 1

19'4" x 14'11" approx (5.91 x 4.57 approx)

Carpeted flooring. 2 x Double wall mounted radiator. Single glazed wooden framed windows. Carpeted stairs leading up to ensuite bathroom

Ensuite Bathroom

7'11" x 8'4" approx (2.43 x 2.55 approx)

Vinyl flooring. Corner bath with dual heat tap and handheld shower unit. Sink with hot and cold tap. W/C. Bidet. Double wall mounted radiator. Double glazed wooden framed Velux window.

Bedroom 2

14'8" x 9'1" approx (4.49 x 2.77 approx)

Carpeted flooring. Double wall mounted radiator. Single glazed wooden framed window to the front elevation. Wall light point, and storage into the eaves.

Kitchen Diner

13'10" x 11'4" approx (4.23 x 3.46 approx)

Fitted base units with stainless steel sink with dual heat tap. Integrated Neff oven. 4-ring gas hob with extractor fan above. Integrated Neff microwave and grill. Space and plumbing for freestanding dishwasher. Tiled flooring, ceiling light points, wall mounted heater. Partially tiled walls. Single glazed wooden framed window to the side elevation. Single glazed wooden framed door leading to courtyard off side elevation of kitchen.

Courtyard

Large patio area. Flowerbeds to the side. Gated access leading to side of property and rear garden. Steps leading to what would of originally been a well.

Lobby 2

7'3" x 4'4" approx (2.23 x 1.34 approx)

Tiled and carpeted flooring. Wall mounted radiator.

Developed side of the property

Extended to create an exceptional family home

Utility Room

6'9" x 6'11" approx (2.07 x 2.12 approx)

Quarry tile flooring. Space and plumbing for washing machine. Stainless steel sink with hot and cold tap. Fitted wall units. Partially tile walls. Houses two Worcester Bosch Boiler units.

Ground Floor W/C

7'9" x 5'8" approx (2.37 x 1.75 approx)

Quarry tile flooring. Composite sink with dual heat taps and W/C unit with integrated storage. Partially tiled walls. Wall mounted radiator, ceiling light points, extractor unit and wall mounted shelving for additional storage.

Main Reception Room

24'10" x 20'3" approx (7.59 x 6.19 approx)

Carpeted flooring. 4 x Wall mounted radiators. Feature open fireplace with tiled hearth. Hardwood double glazed sliding doors leading to driveway. Feature wooden double glazed full-height windows looking onto the rear garden. Feature ceiling beams. Spiral staircase leading up to first floor.

Upstairs Landing

6'11" x 20'3" approx (2.12 x 6.18 approx)

Carpeted flooring. Wall mounted radiator. Wooden framed double glazed Velux windows.

Bedroom 4

13'7" x 10'5" approx (4.16 x 3.18 approx)

Carpeted flooring. Wall mounted radiator. Hardwood double glazed feature window overlooking rear garden. Fitted wardrobes, ceiling light points.

Bedroom 5

8'0" x 10'2" approx (2.44 x 3.10 approx)

Carpeted flooring. Wall mounted radiator. Hardwood double glazed opaque window. Fitted wardrobes, wall light points.

Bathroom

16'2" x 7'4" approx (4.94 x 2.25 approx)

Carpeted flooring. Sunken bath with dual heat tap and handheld shower unit. Wall mounted sink with dual heat tap. Partially tiled walls. W/C. Towel wall mounted radiator. Hardwood double glazed window. Wooden double glazed Velux window. Integrated storage cupboards built within the eaves.

Front of Property

Driveway with space for multiple vehicles. Gated access leading to the driveway. Laid to lawn with mature flower beds.

Double Garage

18'0" x 16'2" approx (5.49 x 4.94 approx)

Up and over door. Power source

Garden Store Room

13'1" x 8'9" approx (4.01 x 2.669 approx)

Single glazed wooden framed windows and wooden door to front elevation. Part tiled floor, Light, Power and heating.

Open Car Port

16'0" x 14'7" approx (4.88 x 4.46 approx)

Pitched roof, Light and power.

Rear of Property

Enclosed garden. Large patio area with raised flower beds to the side. Steps leading to second patio area with flower beds. Steps leading to laid to lawn. Central feature flower bed. Flower beds and Hedges to the boundaries. Fencing to rear of garden. Greenhouse and access to the brick built Potting shed.

Brick built potting shed

15'05 x 11,06 (4.70m x 3.35m, 1.83m)

With a door to the front elevation, windows to the front and rear. With Light and power. Offering excellent potential to further develop subject to the buyers' needs and requirements along with relevant building regulations and planning permission approval.

Council Tax

Local Authority: Gedling

Council Tax Band: G

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 6mbps Superfast 71mbps

Phone Signal – 02, Vodafone, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



**** UNIQUE GRADE 2 LISTED PROPERTY** ** VIEWING HIGHLY RECOMMENDED ****

Robert Ellis Estate Agents are delighted to offer to the market this spacious, Grade 2 Listed, FIVE BEDROOM family home set within a rural position. This will suit a whole range of buyers, especially those looking for character with many original features and much charm with parts of the property being over 400 years old... We strongly recommend that all interested parties arrange a viewing today to show their appreciation for the size and quality of this prestigious property.

The property is located within the attractive Lambley village, which benefits from having a range of amenities close to hand including a primary school, several public houses/restaurants and Gedling Country Park on the doorstep offering countryside walks and living.

The nearby towns of Mapperley and Arnold are only a ten-minute drive and there is also good access to the City Centre and Nottingham train station. The property is well located for access to the A46 to Newark where trains from Northgate can have you in London in just over an hour. Excellent bus stops/routes are within walking distance of the property.

The current owners adapted the home to match their needs when they modernised and benefits from having a large rear extension creating an almost self-contained wing with a feature glazed gable overlooking the landscaped rear garden.





In brief the property comprises, entrance hallway located on the side of the property with doors leading off to the Inner lobby, Dining room and fitted kitchen. From the Inner lobby you access the Lounge and study, Wine store and Ground Floor Bathroom. A separate staircase from the Living room leading to a bedroom. From the inner lobby a second staircase leads to two further bedrooms and an En-suite bathroom.

Leading from the Kitchen we have access to side courtyard garden and a doorway leading to the rear lobby. This leads to the Utility room and ground floor W/C then opening out to the modern, bright extended reception room with vaulted ceiling and mezzanine floor, doors leading to the landscaped large rear garden, with feature circular staircase leading to two bedrooms and an additional family bathroom.

The house stands proudly on a favourable plot with a large driveway for several vehicles, garages and further out buildings offering excellent potential to develop for additional uses subject to receiving the relevant planning permissions and building regulations. Mature gardens surround the property. As you absorb the landscaped garden, you get a great feeling of space and privacy within this home making it ideal for any prospective buyers.

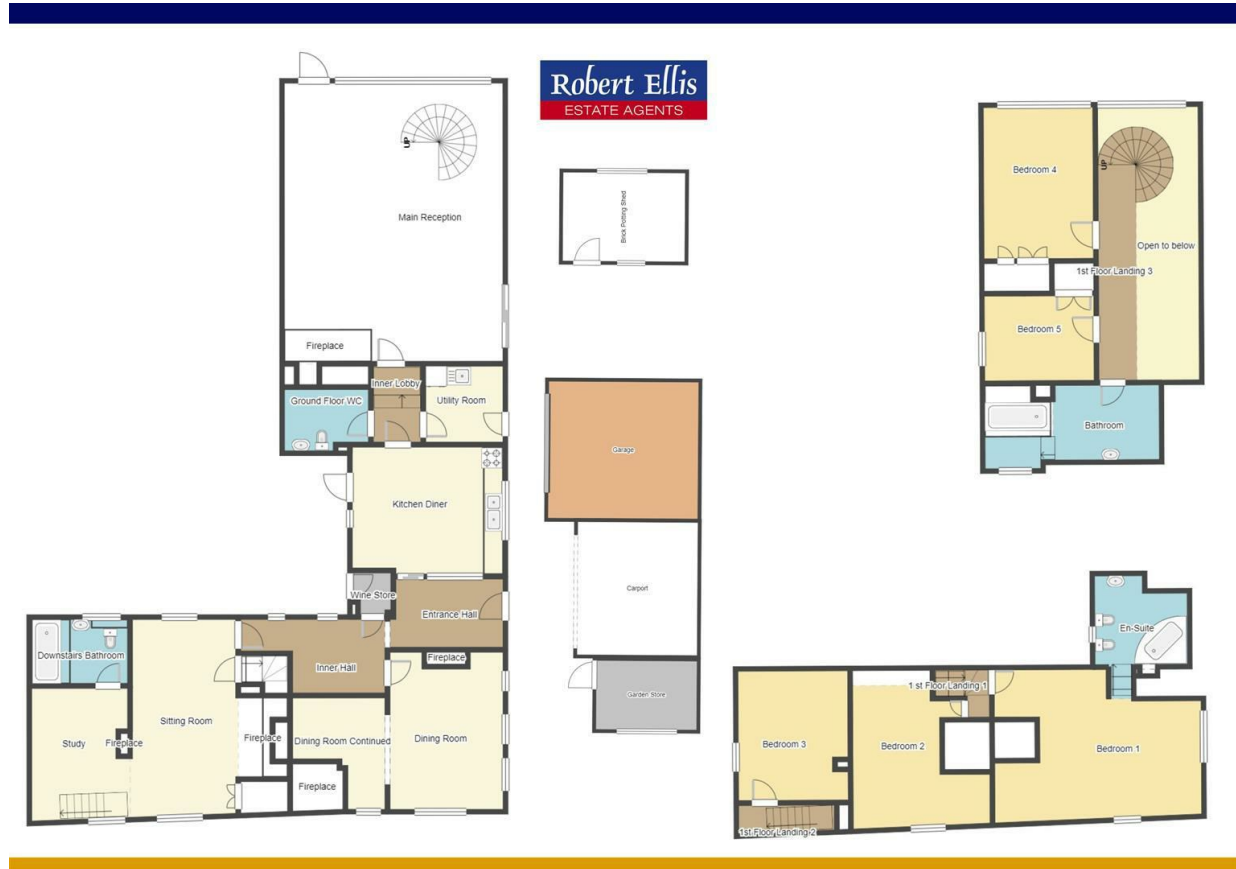
Please contact the office on 0115 648 5485 to arrange your viewing.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
Very environmentally friendly - lower CO ₂ emissions			
(12 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquiries and inspections.