



**Spring Lane  
Lambley, Nottingham NG4 4PH**

**Guide Price £290,000 Freehold**

A RARE OPPORTUNITY OF A THREE  
BEDROOM, SEMI DETACHED FAMILY HOME  
SITUATED IN LAMBLEY, NOTTINGHAM.



\*\* GUIDE PRICE £290,000 - £300,000 \*\*

Robert Ellis Estate Agents are delighted to present to the market this RARE OPPORTUNITY of a THREE BEDROOM, SEMI DETACHED FAMILY HOME situated in LAMBLEY, NOTTINGHAM.

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.

Upon entry, you are welcomed into the hallway which leads through to the lounge, kitchen with units, utility room, downstairs shower room, family room and conservatory. Stairs lead to landing, first bedroom, second bedroom, third bedroom and family bathroom featuring a three piece suite.

To the rear is an enclosed, large garden with laid to lawns, space for green house and shed, path and patio area. The front of the home also hosts a garden with shrubbery, laid to lawn and driveway leading to the detached garage for at least four cars.

A viewing is a MUST to appreciate the SIZE and LOCATION of this FANTASTIC PROPERTY- Please contact the office to arrange your viewing now!



### Hallway

14'9" x 6'0" approx (4.5m x 1.83m approx)

Carpeted flooring, wall mounted radiator, opaque composite front door.

### Lounge

9'9" x 10'11" approx (2.99m x 3.34m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window.

### Kitchen

9'10" x 12'6" approx (3.01m x 3.82m approx)

Carpeted flooring, double wall mounted radiator, fully tiled walls, fitted wall and base units, four ring gas hob with extractor fan above, integrated oven, space for a washing machine, UPVC double glazed window and opaque composite side door.

### Utility Room

8'11" x 5'3" approx (2.72m x 1.61m approx)

Carpeted flooring, space for a fridge and freezer, Glow Worm wall mounted boiler.

### Shower Room

6'0" x 8'8" approx (1.83m x 2.66m approx)

Tiled flooring, partially tiled walls, walk-in shower with electric hand held shower, opaque UPVC double glazed window, wall mounted sink with hot and cold tap, low flush w.c. and wall mounted radiator.

### Family Room

13'5" x 11'10" approx (4.09m x 3.62m approx)

Carpeted flooring, UPVC double glazed window and UPVC double glazed sliding doors, wall mounted radiator, fireplace with a surround.

### Conservatory

8'9" x 9'6" approx (2.69m x 2.9m approx)

Tiled flooring, UPVC double glazed windows, UPVC double glazed French doors to the rear garden.

### Understairs Storage Cupboard

2'5" x 6'7" approx (0.74m x 2.01m approx)

Carpeted flooring, UPVC double glazed window, electric and gas meters.

### First Floor Landing

6'8" x 6'5" approx (2.05m x 1.98m approx)

Carpeted flooring, UPVC double glazed window, doors to:

### Bedroom 1

10'11" x 12'4" approx (3.34m x 3.77m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed windows, fitted wardrobes with dressing area.

### Bedroom 2

12'8" x 10'0" approx (3.88m x 3.05m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window.

### Bedroom 3

11'11" x 7'10" approx (3.65m x 2.4m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed windows to the rear and front and fitted wardrobes.

### Bathroom

6'0" x 8'9" approx (1.83m x 2.67m approx)

Carpeted flooring, wall mounted radiator, low flush w.c., sink with hot and cold tap, bath with hot and cold tap, opaque UPVC double glazed window, partially tiled walls.

### Outside

There is a garden to the front which offers laid to lawn with flower beds and shrubbery, driveway for at least 4-5 cars leading down to the detached garage.

The enclosed rear garden has a patio area leading to the lawned garden with shrubbery and flower beds to the sides. Space for a greenhouse.

### Council Tax

Gedling Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 4mbps Superfast 40mbps

Phone Signal – 02, Three, Vodafone, EE

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         | 81        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 52      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 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 <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.