

# HoldenCopley

PREPARE TO BE MOVED

Green Lane, Lambley, Nottinghamshire NG4 4QE

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Guide Price £325,000 - £350,000



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STUNNING COUNTRYSIDE VIEWS...

Nestled in a sought-after village location, this delightful two-bedroom semi-detached cottage boasts traditional features and stunning countryside views. The property offers a perfect blend of charm and modern convenience, with local amenities including village pubs, a primary school, and excellent commuting links nearby. Upon entering, you are greeted by a cosy living room featuring a traditional open fireplace, enhanced by an abundance of natural light streaming through the windows and double French doors. The dining room showcases original wooden beams on the ceiling, adding to the home's character and warmth. Next is the fitted kitchen, ideal for your culinary needs, complete with a wood burner and the same charming wooden beams on the ceiling. The upper floor comprises two double bedrooms, each providing a peaceful retreat and a well-appointed three-piece bathroom suite. Outside, you will find a south-facing, private garden with a lawn and a variety of established plants and shrubs, offering a serene outdoor space for relaxation and enjoyment. Additionally, across the road, there is access to a driveway providing off-road parking for multiple cars and a shed for extra storage.

MUST BE VIEWED







- Semi-Detached Cottage
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Driveway
- Well-Presented Throughout
- Stunning Country Side Views
- Sought-After Village Location
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

10'0" x 10'4" (3.07m x 3.15m)

The entrance hall has tiled flooring, a radiator, an in-built storage cupboard, a double-glazed window to the rear elevation and a single door providing access into the accommodation.

### Living Room

11'6" x 11'5" (3.53m x 3.50m)

The living room has tiled flooring, a radiator, a traditional open fireplace, a double-glazed bay window to the side elevation and double French doors opening out to the side of the property.

### Dining Room

9'5" x 9'10" (2.88m x 3.00m)

The dining room has wooden flooring, a radiator, original wooden beams to the ceiling and double-glazed window to the front elevation.

### Kitchen

9'9" x 12'4" (2.98m x 3.76m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated oven & hob, space and plumbing for a washing machine, partially tiled walls, original wooden beams to the ceiling, a recessed chimney breast alcove with a feature wood burner, tiled flooring and a double-glazed window to the front elevation.

## FIRST FLOOR

### Landing

16'1" x 2'10" (4.91m x 0.87m)

The landing has wooden flooring, a double-glazed window to the side elevation and access to the first floor accommodation.

### Master Bedroom

10'1" x 15'1" (3.08m x 4.61m)

The main bedroom has carpeted flooring, a radiator, two in-built storage cupboards and two double-glazed windows on side elevations.

### Bedroom Two

12'5" x 9'10" (3.79m x 3.01m)

The second bedroom has carpeted flooring, a radiator and a double-glazed window to the front elevation.

### Bathroom

9'9" x 6'2" (2.98m x 1.88m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, an in-built storage cupboard, a radiator, tiled walls, tiled flooring and double-glazed window to the front elevation.

## OUTSIDE

Outside there is a south-facing, private garden with a lawn, a variety of established plants and shrubs, hedge boundaries, across the road is access to the driveway providing off-road parking for multiple cars and a shed.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast Broadband available with the highest

download speed at 49Mbps & Highest upload speed at 8Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – NCB paid compensation to owners for subsidence in 1984. Any further movement highly unlikely according to our surveyor. Vendors have documentation

## DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band C

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

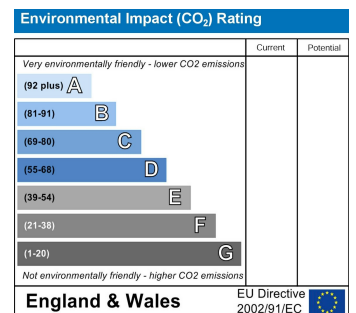
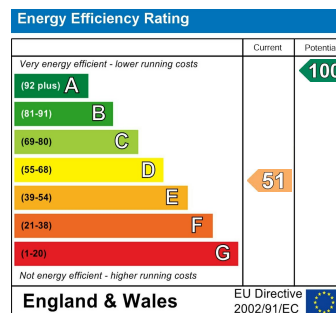
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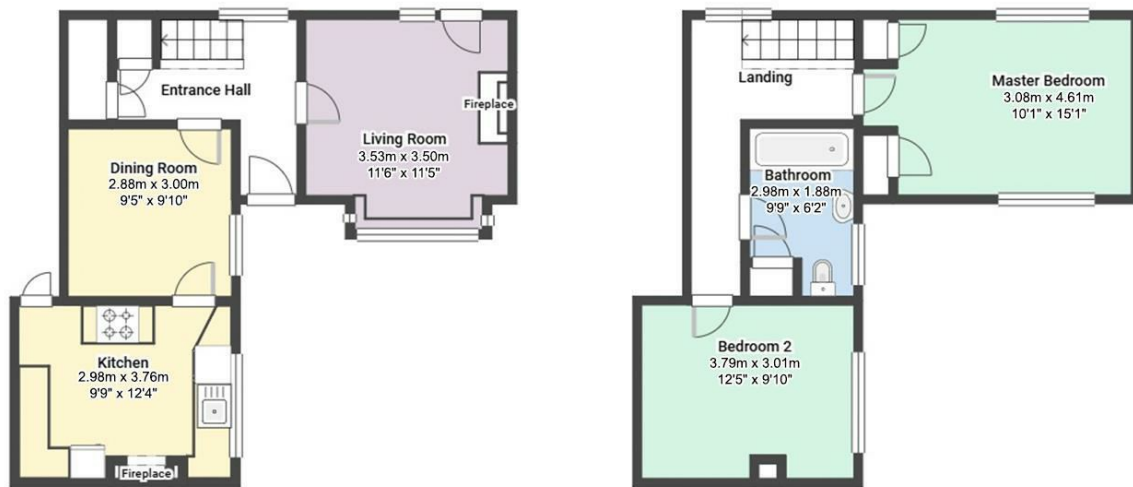
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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