

# HoldenCopley

PREPARE TO BE MOVED

Main Street, Lambley, Nottinghamshire NG4 4PP

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Guide Price £170,000

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GUIDE PRICE: £170,000 - £180,000

## WELL PRESENTED COTTAGE IN SOUGHT AFTER VILLAGE LOCATION...

This well presented two-bedroom cottage offers the perfect opportunity for first-time buyers or investors looking to achieve a great rental yield, with the added benefit of no upward chain. Dating back to the 18th century, the property was originally the village shop and is regarded as a building of significant importance to the village's heritage. Situated in the heart of the sought-after village of Lambley, this home enjoys a peaceful, semi-rural setting surrounded by open countryside. Lambley is a village known for its community feel, scenic walks, well-regarded schools, and welcoming country pubs – making it an ideal location for those seeking a balance between village life and everyday convenience. Internally, the property has been decorated and ready to move into. The ground floor comprises a cosy reception room, a fitted kitchen, a ground floor bedroom, and a three-piece bathroom suite. Upstairs, the first floor is dedicated to the master bedroom, which enjoys stunning views over the village's picturesque Pingle field, offering a quiet and comfortable retreat. Externally, the property benefits from off-road parking for one vehicle, as well as a courtyard garden—perfect for outdoor dining and enjoying warm evenings—completing the appeal of this unique and historic home.

## NO UPWARD CHAIN





- Cottage
- Two Bedrooms
- Well Appointed Fitted Kitchen  
Diner
- Reception Room
- Three Piece Bathroom Suite
- Off-Road Parking
- Courtyard Garden
- Well-Presented Throughout
- Sought After Village Location
- No Upward Chain





GROUND FLOOR

Entrance Hall

5'1" x 3'6" (1.55m x 1.09m)

The entrance hall has tiled flooring, partially tiled walls and a single UPVC door providing access into the accommodation.

Bathroom

6'3" x 5'9" (1.91m x 1.77m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted bath with an electric shower, tiled flooring, a radiator, partially tiled walls, a wall-mounted light fixture and a velux window to the ceiling.

Living Room

12'0" x 11'11" (3.66m x 3.65m)

The living room has a UPVC double-glazed casement window to the front elevation, a velux window to the ceiling, carpeted flooring, a radiator, wall-mounted light fixtures and wooden beams to the ceiling.

Kitchen Diner

10'7" x 8'8" (3.24m x 2.66m)

The kitchen diner has a range of fitted base and wall units with worktops, an integrated oven and fridge-freezer, a gas hob with an extractor hood, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine or dishwasher, tiled flooring, partially tiled and panelled walls, a radiator, recessed spotlights and a UPVC double-glazed casement window to the rear elevation.

Hall

9'2" x 3'1" (2.81m x 0.96m)

The hall has a UPVC double-glazed casement window to the rear elevation and tiled flooring.

Bedroom Two

8'7" x 7'3" (2.64m x 2.22m)

The second bedroom has UPVC double-glazed casement windows to the side and rear elevations, carpeted flooring, a radiator and built-in cupboards one of which houses the combi boiler.

FIRST FLOOR

Master Bedroom

15'8" x 9'11" (4.78m x 3.04m)

The main bedroom has a UPVC double-glazed casement window to the rear elevation, carpeted flooring and a radiator.

OUTSIDE

Outside there is parking space for one vehicle and a courtyard garden.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Superfast - 80 Mbps (Highest available download speed) 20 Mbps (Highest available upload speed)

Phone Signal – All 4G, some 3G & 5G available

Sewage – Mains Supply

Flood Risk – Yes in 2019. Wall then built to prevent future water ingress. No flooding since.

Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band B

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.

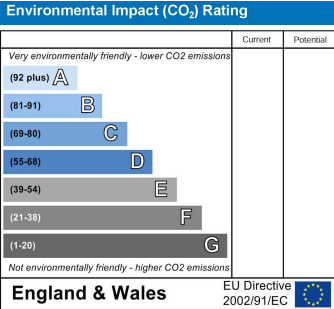
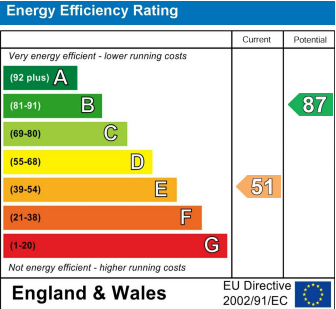
The vendor has advised the following:

Property Tenure is Freehold

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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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