

HoldenCopley

PREPARE TO BE MOVED

Spring Lane, Lambley, Nottinghamshire NG4 4PE

Guide Price £700,000

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GUIDE PRICE: £700,000 - £750,000

DETACHED FAMILY HOME WITH STUNNING VIEWS...

This exceptionally well-presented detached home is a true credit to the current owners, offering spacious and versatile accommodation throughout — perfect for any family buyer looking to move straight in and enjoy stylish living in a sought-after village location. Situated just moments from a range of local amenities, excellent schools, regular transport links, and Gedling Country Park, this property also backs directly onto open fields, providing a peaceful and scenic outlook. Internally, the ground floor comprises an entrance hall, a convenient W/C, a modern fitted kitchen with a range of integrated appliances, and a dining room with bi-folding doors opening out to the rear garden — perfect for indoor-outdoor living. There's also a cosy snug, and a generous living room. To the first floor are three well-proportioned double bedrooms, including a master suite with a walk-in wardrobe and an en-suite, alongside a three-piece family bathroom. The second floor hosts a further double bedroom complete with its own en-suite bathroom featuring a freestanding roll-top bath. Outside, the property boasts a large gated driveway providing off-road parking for up to ten vehicles, accessed via electric gates. The beautifully landscaped rear garden offers privacy, featuring a paved patio seating area, well-kept lawn with a robotic mower and automated watering system, a chicken pen, and a detached outbuilding complete with a hot tub and shower — an ideal spot for entertaining or unwinding after a long day. Finished to a high specification throughout, this property blends comfort, style, and practicality in a prime village setting.

MUST BE VIEWED





- Detached Family Home
- Four Double Bedrooms
- Modern Fitted Kitchen With Integrated Appliances
- Three Reception Rooms
- Ground Floor W/C
- Family Bathroom & Two En-Suites
- Detached Outbuilding With Jacuzzi & Shower
- Expansive Private Garden With A Chicken Pen
- Ample Off-Road Parking
- Sought After Village Location





GROUND FLOOR

Hallway

16'8" x 12'4" (5.10 x 3.78)

The entrance hall has Karndean flooring, carpeted stairs with an oak banister and glass panels, coving to the ceiling, a radiator, full length Aluminium double-glazed windows to the front elevation and a single composite door providing access into the accommodation.

W/C

5'9" x 3'1" (1.76 x 0.96)

This space has a low level concealed dual flush W/C, a wash basin with storage and a tiled splash back, coving to the ceiling, a recessed spotlight, tiled flooring and a Aluminium double-glazed window to the front elevation.

Living Room

15'9" x 15'8" (4.81 x 4.80)

The living room has hand woven carpeted flooring, coving to the ceiling, recessed spotlights, a vertical radiator, a TV point, an open storage area, a tiled hearth and Aluminium bi-folding doors leading out to the rear garden.

Snug

11'2" x 7'11" (3.41 x 2.42)

This area has laminate flooring with underfloor heating, Aluminium double-glazed windows to the front and side elevation, a Velux window, recessed spotlights and a TV point

Kitchen

32'4" x 11'4" (9.86 x 3.46)

The kitchen has a range of fitted matte handleless base and wall units with Granite worktops, display cabinets with LED lighting, an undermount stainless steel sink and a half with draining grooves and a swan neck mixer tap, an integrated double steam oven, fridge-freezer, dishwasher, washing machine and tumble dryer, an induction hob with a downdraft extractor fan, laminate flooring with underfloor heating, recessed spotlights, a fitted breakfast bar, a built-in cupboard, a Aluminium double-glazed window to the rear elevation.

Dining Room

17'3" x 8'5" (5.27 x 2.59)

The dining room has laminate flooring with underfloor heating, recessed spotlights, two built-in cupboards, a roof light, a Aluminium double-glazed window to the rear elevation and Aluminium bi-folding doors opening out to the side elevation.

FIRST FLOOR

Landing

15'7" x 2'7" (4.75 x 0.80)

The landing has carpeted flooring, recessed spotlights, coving to the ceiling, a Aluminium double-glazed window to the side elevation and provides access to the first floor accommodation.

Master Bedroom

14'4" x 12'0" (4.37 x 3.66)

The main bedroom has carpeted flooring, recessed spotlights, coving to the ceiling, a vertical radiator, full length Aluminium double-glazed windows to the front elevation, a built-in wardrobe, access into a walk in wardrobe and access to the en-suite.

En-Suite

7'1" x 5'10" (2.17 x 1.78)

The en-suite has a concealed dual flush W/C, a wall-mounted vanity style wash basin, a shower enclosure with a mains-fed over the head rainfall shower and a handheld shower head, a chrome heated towel rail, partially tiled walls, tiled flooring, recessed spotlights, an extractor fan and a Aluminium double-glazed window to the front elevation.

Bedroom Three

9'7" x 8'9" (2.94 x 2.68)

The third bedroom has a Aluminium double-glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, recessed spotlights, a built-in cupboard and a built-in wardrobe.

Bedroom Four

11'3" x 8'5" (3.45 x 2.58)

The fourth bedroom has a roof light, carpeted flooring, a radiator, coving to the ceiling, recessed spotlights and a built-in cupboard.

Bathroom

8'5" x 6'10" (2.58 x 2.09)

The bathroom has a concealed dual flush W/C, a wall-mounted vanity style wash basin, a fitted panelled bath with a mains fed shower and a glass shower screen, a chrome heated towel rail, tiled flooring, tiled walls, LED illuminated heated vanity wall mirror and built in concealed end of bath storage unit, recessed spotlights and two roof lights.

SECOND FLOOR

Landing

5'8" x 2'10" (1.73 x 0.87)

The landing has a Aluminium double-glazed window to the side elevation, wall light fixtures, recessed spotlights, carpeted flooring with an oak banister and glass panels, eaves storage and provides access to the second floor accommodation.

Bedroom Two

15'10" x 11'5" (4.85 x 3.50)

The second bedroom has laminate flooring, a Aluminium double-glazed window to the rear elevation, recessed spotlights, a radiator, eaves storage and access to an en-suite.

En-Suite

7'10" x 6'8" (2.40 x 2.04)

The en-suite has a low level concealed W/C, a vanity style wash basin, a freestanding roll top bath with central taps and a handheld shower head, a chrome heated towel rail, partially tiled walls, tiled flooring, recessed spotlights, a Aluminium double-glazed window with bespoke fitted shutters to the front elevation.

OUTSIDE

Front

To the front is a driveway for up to ten vehicles accessed via electric gates.

Rear

To the rear is a private garden with a paved patio seating area, a lawn, a robot lawn mower, a watering system for the lawn, a chicken pen, external night lights and a detached outbuilding.

Spa

13'4" x 11'6" (4.07 x 3.51)

The spa has wood-effect flooring, a built-in cupboard, recessed spotlights, a shower enclosure with a mains-fed over the head rainfall shower, a hand-held shower and tiled walls, an extractor fan and UPVC double French doors providing access out to the garden.

Spa

14'1" x 13'5" (4.30 x 4.11)

The spa has a UPVC double-glazed window, a hot tub, a drinking water fountain, recessed spotlights, a roof light and UPVC double French doors providing access out to the garden.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

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

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues - No

DISCLAIMER

The vendor has informed us that the property has been extended and has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

Council Tax Band Rating - Gedling Borough Council - Band F

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.

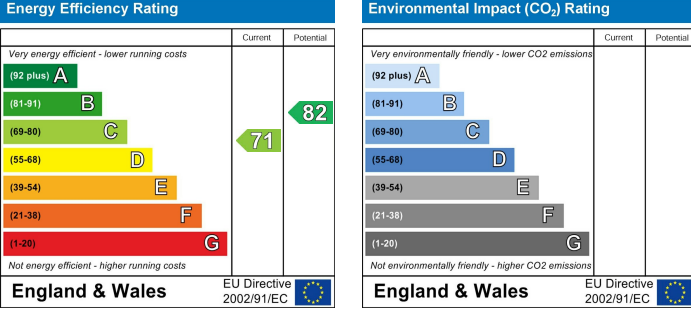
The vendor has advised the following:

Property Tenure is Freehold

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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.



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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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