

HoldenCopley

PREPARE TO BE MOVED

Spring Lane, Lambley, Nottinghamshire NG4 4PE

Guide Price £375,000 - £400,000

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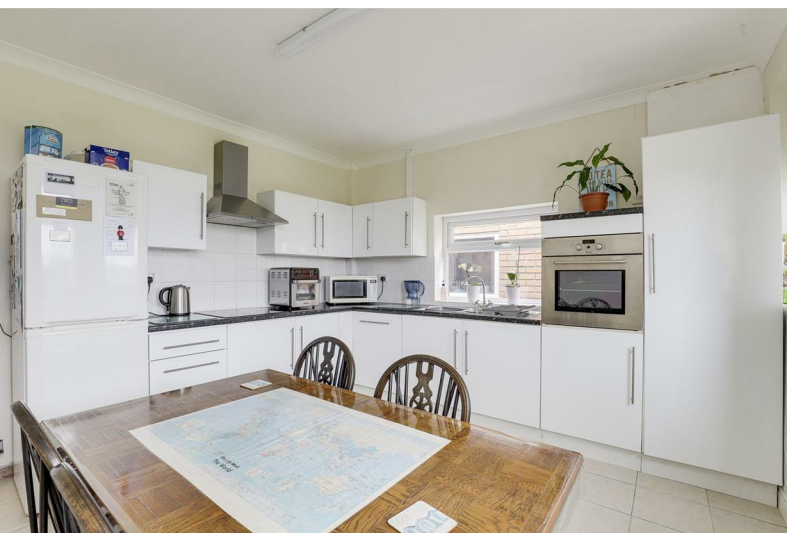


GUIDE PRICE £375,000 - £400,000

SOUGHT-AFTER LOCATION...

Welcome to this well-maintained two-bedroom detached bungalow, located in a highly sought-after area within walking distance to Gedling Country Park, offering a perfect blend of tranquility and convenience. Upon entering, you'll be greeted by a spacious reception room, providing a comfortable and inviting space. The fitted kitchen boasts ample storage and offers room for a dining table and chairs, perfect for enjoying meals with family and friends. Additionally, a convenient porch area enhances the practicality of the home. The property comprises two generously sized double bedrooms. A four-piece bathroom suite adds to the convenience and comfort of the home. Externally, the property benefits from a driveway to the front, offering off-road parking for multiple vehicles, along with access to the garage, providing ample storage space. To the rear, a private enclosed garden awaits, featuring a well-maintained lawn and a paved patio area ideal for outdoor dining.

MUST BE VIEWED





- Detached Bungalow
- Two Double Bedrooms
- Spacious Reception Room
- Kitchen/Diner
- Four-Piece Bathroom Suite
- Driveway & Garage
- Private Rear Garden
- Well-Maintained Throughout
- Sought-After Location
- Must Be Viewed





ACCOMMODATION

Porch

The porch has vinyl flooring and a single composite door providing access into the accommodation.

Entrance Hall

The entrance hall has carpeted flooring, a radiator, coving to the ceiling, access to the partially boarded loft with courtesy lighting via a dropdown ladder and a single UPVC door providing access from the porch.

Living Room

12'9" into bay x 11'9" (3.91m into bay x 3.60m)

The living room has carpeted flooring, a radiator, coving to the ceiling, a recessed chimney breast alcove with a feature fireplace and a UPVC double-glazed bay window to the front elevation.

Kitchen

11'8" x 11'7" (3.58m x 3.54m)

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 swan neck mixer tap, an integrated oven, an integrated hob, an extractor fan, partially tiled walls, a radiator, coving to the ceiling, tiled flooring, three UPVC double-glazed windows to the side and rear elevations and a single door providing access to the back porch.

Back Porch

7'4" x 4'9" (2.26m x 1.46m)

The porch has space and plumbing for a washing machine and tumble dryer, a polycarbonate roof, UPVC double-glazed windows and a single UPVC door providing access to the rear garden.

Master Bedroom

12'7" x 13'1" into bay (3.84m x 3.99m into bay)

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

Bedroom Two

11'6" x 9'5" (3.53m x 2.88m)

The second bedroom has carpeted flooring, a radiator, fitted sliding door wardrobes and a UPVC double-glazed window to the rear elevation.

Bathroom

8'5" x 7'9" (2.58m x 2.37m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, a shower enclosure with an electric shower fixture, a radiator, partially tiled walls, an extractor fan, coving to the ceiling, vinyl flooring and two UPVC double-glazed obscure windows to the rear elevation.

OUTSIDE

Front

The front of the property has a gravel driveway providing off-road parking for multiple cars, access to the garage that provides ample storage space, gated access to the rear and a hedge border.

Rear

The rear of the property has a private enclosed garden with a lawn, a paved patio area, a greenhouse, hedged borders and fence panelling.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – Yes

Broadband – Openreach

Broadband Speed - Ultrafast Broadband available with the highest available download speed at 1000Mbps and the highest upload speed at 220 Mbps

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

Sewage – Sewerage tank

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

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

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.

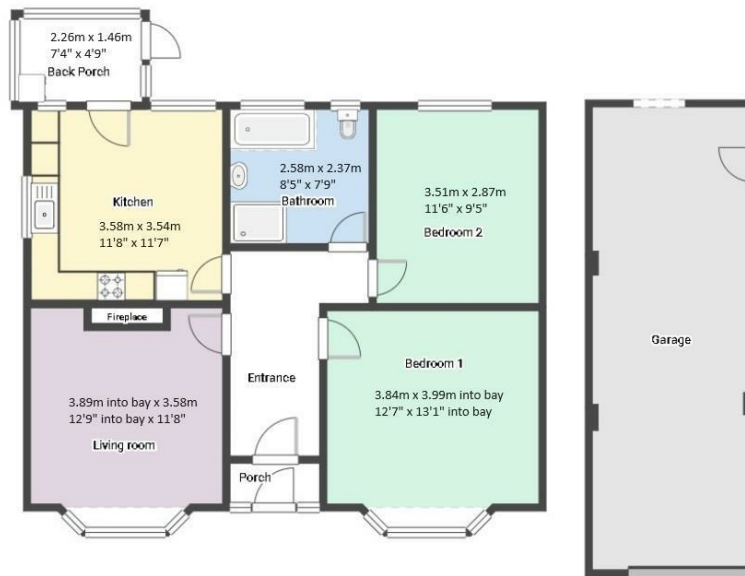
Details are available upon request.

Energy Efficiency 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	
		69	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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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