



8 | Green Lane | Lambley | NG4 4QE

£475,000

FENTON JONES





## Key features

- Period Cottage
- Large Garden
- Gorgeous Countryside Views
- Three Bedrooms
- Opportunity to Modernise
- Village Location

## Description

This period cottage is situated in the lovely village of Lambley with a very large garden and open views across both the countryside and the village itself. The house is deceptively spacious particularly downstairs with a very large and light lounge, a dining room and an excellent sized kitchen with views out over the fields. There is also a downstairs wetroom. Upstairs are 3 good sized bedrooms one of which is an ensuite and an office space on the landing.

The huge garden is just beautiful with open views across the surrounding area, well established trees and shrubs, a summer house and a shed. There is also a patio area near the house for sitting out with a cup of tea to admire the view! There is private parking for at least 2 cars just across from the cottage.

The property is lovely but would benefit from some modernisation and is an ideal property for a family to put their own stamp on to create their perfect village home.





#### Entrance hall

5'6" x 7'6"

Front door opens into an entrance hall with ample space for storage cupboards for coats and shoes and day to day essentials. Door from here leads into the:

#### Sitting room

22'7" x 12'1"

This is a lovely light filled room with 3 large windows on 2 sides. It is surprisingly large with a beamed ceiling and a fireplace with gas fire. There is fitted shelving along one wall.

Going up a few steps you get to the dining area.

#### Dining room

17'8" x 8'6"

This good sized room has a window over the rear garden and a door to the side garden. There is plenty of room for family meal times and an archway leading through to the spacious kitchen.

#### Kitchen

16'8" x 9'10"

This is a great space filled with light and with fantastic views over the garden through the rear and side windows. The spacious kitchen has a good range of wall and floor cupboards, an electric oven and induction hob, 1 1/2 sink with drainer, integrated dishwasher, space for washing machine and a handy breakfast bar space. This kitchen is already a great size but it could be further opened up through to the dining room to create a fantastic open plan kitchen diner living space for a family subject to the necessary consents.

#### Inner hall

There is an inner hall off the lounge that leads to a wet room, the stairs and a useful storage area under the stairs.

#### Wetroom

7'2" x 5'10"

The wetroom has a walk in shower, sink and low level WC. There is a obscured window to the side.











#### Upstairs landing

14'5" x 5'10"

There is a good sized landing which could be used to create an office space. There is a window over the rear garden as well as a velux window.

#### Bedroom 1

19'0" x 11'5"

Who doesn't want to wake up to a beautiful view in the morning? This room has a beautiful window with expansive views over the countryside as well as a high ceiling. There is plenty of fitted storage as well as a generous airing cupboard.

#### Ensuite

7'10" x 5'10"

The ensuite is partly tiled with a side window. There is a shower cubicle, sink and low level WC.

#### Bedroom 2

10'9" x 12'1"

This is a good sized double room with high ceilings and a window overlooking the garden.

#### Bedroom 3

12'1" x 9'10"

Another double bedroom with a high ceiling and side window. There is a small internal room off this room.

#### Walk in wardrobe

5'6" x 6'10"

This is a small internal room off bedroom 3. It could be used as a dressing room or possibly converted to an ensuite subject to the necessary planning.

#### Garden

The main garden is behind the house and is just beautiful. It is approximately 1/4 acre and has expansive views across surrounding fields and countryside. There is a summerhouse and shed at the top of the plot. The garden is mostly laid to lawn with lovely established trees and bushes dotted around the garden. There is wooden post and rail fencing on 2 sides of the garden. There is a public footpath along one side of the garden but we are told that it is infrequently used. There is also a level side garden with beds and a patio area to sit out at and enjoy the view.

#### Further Information

TENURE: Freehold. The property is: COUNCIL TAX BAND: D EPC RATING: 43/E SERVICES: All mains services are connected to the property. VIEWING: To arrange a viewing please contact Fenton Jones on 01636 390000 or sales@fentonjones.com

# Floor plans



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# FENTON JONES

7 Church Street  
Southwell  
Nottinghamshire  
NG25 0HQ

01636 390000

sales@fentonjones.com

<https://www.fentonjones.com>