

29 Lambert Gardens

KEYWORD

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KEYWORTH, NOTTINGHAMSHIRE, NG12 5SL

This fantastic semi-detached home offers lovely reception space within the kitchen and living room, alongside three bedrooms with family bathroom and ensuite to the principal. Exceptional interior design is evident throughout both in the wall panelling, venetian blinds, soft colour palette and fitted finishing creating a light and bright home being offered to the market in 'turn key condition'.

Erected by Bloor Homes in November 2022, the property features extensive upgrades including to the flooring, internal doors and with the fitting of kitchen spotlights and upgraded appliances such as the ceramic hob and integrated dishwasher, fridge and freezer. Half-tiling has been added in the bathrooms and downstairs cloakroom to accent upgraded showers, whilst beautiful, fitted wardrobes now grace two of the bedrooms. Externally there is driveway parking for up to 3 vehicles whilst the gardens have been beautifully landscaped with considered planting and new decking fitted.

ground floor

The portico entrance opens into a useful reception hall with stairs to the first floor and a door into the living room. Sun bleached oak Amtico flooring extends throughout the first floor, whilst carpets cover the stairs and upper levels, apart from the bathrooms which also benefit from Oak Amtico flooring.

Located at the front of the property is a lovely light living room with feature wall panelling, a window overlooking the green and a useful, large understairs storage cupboard.







To the rear of the property is a fabulous kitchen fitted with a range of hunter green base and wall units accented by brushed gold handles, white subway tile backsplashes and marble effect laminate worktops. Integrated appliances include a AEG double oven, induction hob with extractor over, Zanussi dishwasher and fitted fridge/freezer. Completing the culinary fixtures is an upgraded composite black one and a half bowl sink with draining board and stainless-steel mixer tap over. Patio doors open onto the garden patio, perfect for indoor/outdoor entertaining.

A utility nook provides further counter surface with a cupboard underneath to house a washing machine, and wall unit that contains the boiler. Opposite the utility nook is a half-tiled cloakroom fitted with a wash hand basin and WC.





sleeping quarters

Stairs rise to the first-floor landing providing access to two bedrooms and the family bathroom.

The second bedroom, located to the rear of the property is a generous double benefitting from fitted sliding door wardrobes and a cupboard that houses the hot water tank, whilst the second is a large single currently utilised as a home office. Both bedrooms feature beautiful accent panelling.

The half tiled family bathroom features a shower over a fitted bathtub with glass screen, towel radiator, wash hand basin with mirrored vanity unit over and WC.

Stairs rise again to the principal suite consisting of a generous king size bedroom with fitted sliding door wardrobes and views of the green to the front, and a beautiful half tiled ensuite. The ensuite benefits from a large shower with rainfall and handheld shower heads, wash hand basin and WC with space for a free standing vanity unit.





gardens

The property is approached by turning off the main stretch of Lambert Gardens along the side of the lovely green that sits to the front of the property. To the side of the property is a substantial driveway providing parking for at least three vehicles with electric charging port and leading the properties single garage. A footpath leads from the drive through the landscaped front garden to the front door.

To the rear of the property is a wonderful fenced garden, which during their tenure, the current owner have landscaped to create a serene and functional space. A patio sits to the direct rear of the property, with patio doors to the kitchen, whilst a gravel path leads down the side of the lawn providing access to the side gate and terminating at a fabulous decked seating area at the rear presenting the perfect place to relax or entertain. Raised planters featuring established lavender plants and planted borders beautifully adorn the garden.

local amenities

The village of Keyworth is much favoured by purchasers who seek good local amenities and schooling. The village offers a range of shops, supermarkets, health centre, leisure centre, hair salons and dentist, several public houses and restaurants. There is a regular bus service providing access to West Bridgford (stopping at Trent Bridge and terminating in Nottingham City Centre).

The village also enjoys good road access via the A606 to the A46 Fosse Way leading north to Newark (quick rail link to London Kings Cross from both Newark and Grantham) and south to Leicester and M1 (J21a).

services

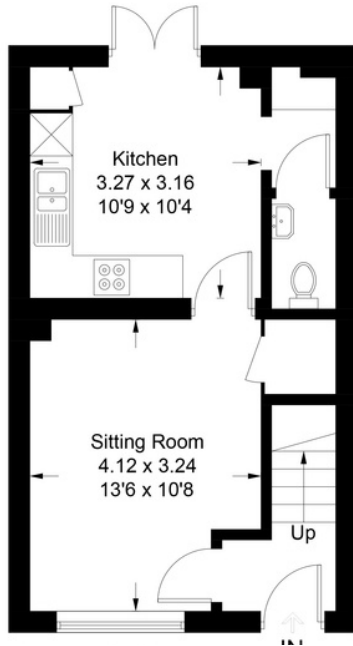
Mains water, electricity and drainage are understood to be connected. There is gas-fired central heating controlled by a Hive heating system. None of the services or appliances have been tested by the agent.

fixtures & fittings

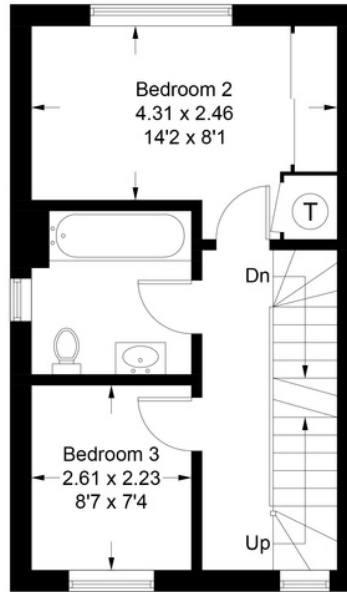
Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



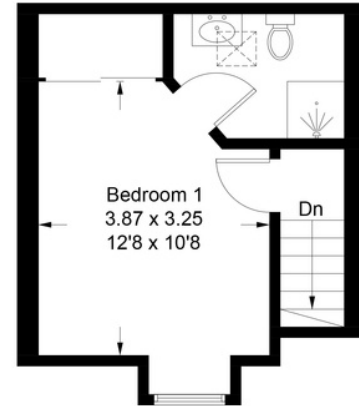
floorplan



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area:

87 sq m / 936 sq ft

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

Local Authority: Rushcliffe Borough Council
Council Tax Band: C

Tenure: Freehold

Possession: Vacant possession upon completion.

EPC rating: 83 | B

EPC potential: 95 | A