



114 Spring Lane, Lambley, NG4 4PG

£575,000



Marriotts



# 114 Spring Lane Lambley, NG4 4PG

- Three/four bedrooms
- Stunning dining kitchen & master bedroom
- Bathroom & en-suite
- Rural location with views
- Large study/bedroom 4
- Solar Panels

A truly exceptional modern family home in a wonderful rural setting, 'A' Frame Oak design with 3/4 bedrooms with aluminium doors and windows, a superb open plan dining kitchen with breakfast bar island, walk-in pantry and adjoining utility room. Solid quartz worktops, under-floor heating (hot water based) with four controllable zones and continuous porcelain tiles throughout the whole of the ground floor. There are two sets of trifold doors to both the lounge and study in the rear and two sets of bifold doors to the front of the property downstairs, taking you out to a patio area and also upstairs in the main bedroom, leading out to the balcony!



£575,000



## Overview

Forming part of a new private cul-de-sac just within walking distance of Gedling Country Park is this individually designed and very impressive family home. Built by the current owners over the last couple of years, this hi-spec home has a lot to offer, with great attention to detail and a comprehensive list of features, including under-floor heating throughout the ground floor except for the pantry which keeps it cool in the summer months, solar panels roof mounted to the detached rear garage with remote roller door, Oak internal doors, plant room and a glass balustrade Oak dog-leg staircase leading to the first floor. The impressive main bedroom visibly benefits from the solid Oak A-frame construction and high vaulted ceiling, with an en-suite and two sets of bi-fold doors leading out to the frameless glass balustrade balcony with countryside views.

## Side entrance lobby/reception

Leading through to the main dining and kitchen areas, with composite entrance door, ceiling downlights, door to the downstairs toilet and feature solid Oak ceiling beams continuing through to the kitchen.

## Downstairs toilet

With tiled floor, washbasin with vanity drawers and double glazed window.

## Dining Area

With two sets of bi-fold doors leading out to the front patio, doors leading to both the living room, inner hallway and the walk-in pantry, with doorway opening through to the utility room.

### Kitchen Area

Fitted with a range of wall and base units with solid Quartz worktops and upstands, under-counter one and a half bowl stainless steel sink unit with Quartz drainer and concealed LED worksurface strip lighting. The kitchen also has a pull-out multi-compartment recycle bin and appliances which consist of integrated Neff dishwasher, Zanussi single oven with grill and a matching combination oven and microwave and integrated fridge freezer. Separate matching Island/breakfast bar with solid Quartz worktop and large Zanussi induction hob with extractor canopy.

### Utility Room

With matching units, worktops and upstands with under-counter sink stainless steel sink. Plumbing for washing machine and space for a tumble dryer, built-in under-counter wine cooler and double glazed rear door.

### Living Room

With tri-fold doors leading out to the patio and three feature small square side windows, ceiling downlights and two ceiling light points.

### Inner Hallway

With dog-leg glass balustrade Oak staircase leading to the first floor with an under-stair storage area and door through to the office/bedroom 4.

### Office/bedroom 4

Currently being used as an office but could be used as either a bedroom, further sitting room or other uses, with tri-fold doors leading out to the rear patio and garden and walk-in plant room which houses the hot water cylinder, Viessmann gas boiler with the remainder of a 10 year warranty and under-floor heating manifolds.

### First Floor Landing

With side Velux window, radiator, shelved linen cupboard, loft access with retractable ladder grey wood laminate flooring through to all bedrooms.

### Bedroom 1

With exposed solid beams and an A-frame vaulted ceiling, with two sets of bi-fold doors leading out to a glass balustrade balcony with front-facing countryside views and feature soffit downlighting. The bedroom also has storage space behind the bed and eaves with access for storage along each side of the room. Two vertical designer radiators and door through to the en-suite.

### En-suite

With fully tiled walls and tiled floor, the suite consists of a large cubicle with fixed head rain shower and hand held shower spray, concealed cistern dual-flush toilet and floating wash basin with vanity drawer. Anthracite ladder towel rail, ceiling downlights, extractor fan and Velux window.

### Bedroom 2

With double-glazed rear window, radiator, ceiling downlights and eaves access.





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### **Bedroom 3**

With double glazed window, radiator, ceiling downlights and eaves access.

### **Bathroom**

With fully tiled walls and floor, the suite consists of a large bath with central mixer tap, large cubicle with fixed head rain shower and hand held shower spray, dual flush toilet and large floating wash basin with vanity drawers. Anthracite ladder towel rail, ceiling downlights and Velux side window.

### **Outside**

A good-sized gravelled front garden with sleeper edged planters and a central circular pebbled area. Accessed via the dining area bi-fold doors is a partially covered seating area. Side access and porcelain paved pathway with LED flood light leads to the rear, where there is an artificial lawn, brushed steel wall lighting, raised sleeper beds/borders, paved pathway leading to the garage and a fenced perimeter with solar courtesy lighting. There are also brushed steel up/down lights to the front, side and rear, and to the front of the garage which are PIR activated. From the rear garden, side door leads into the garage which has light, power, remote electric roller door, solar panel equipment and solar panels on the roof.

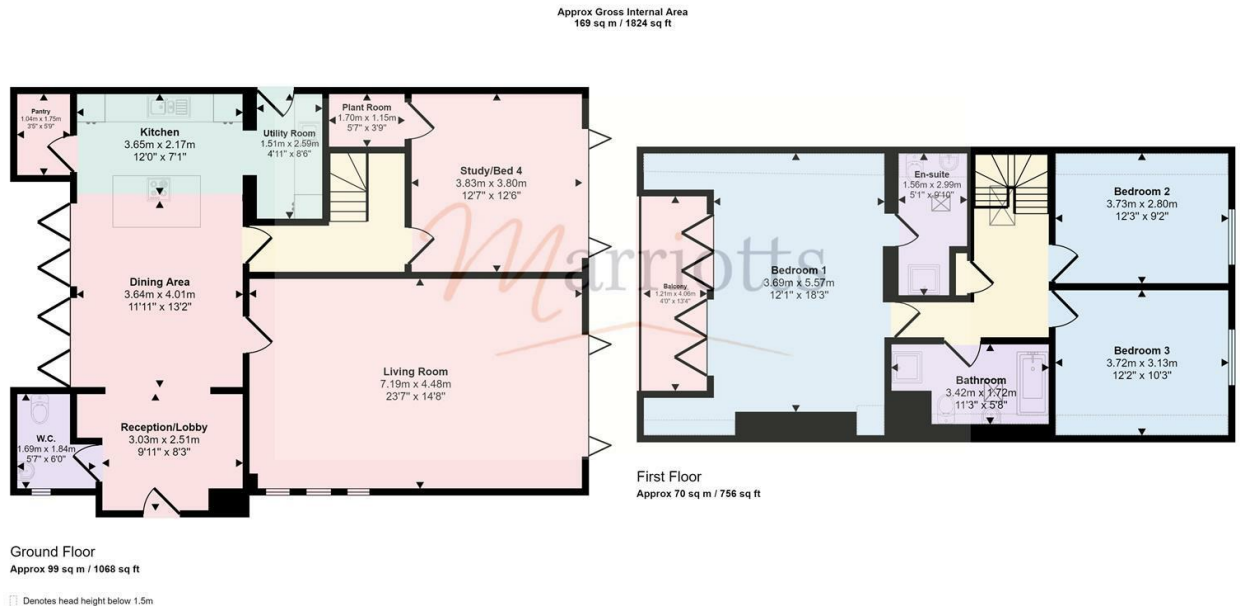
### **Useful Information**

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band E







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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



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