



36 Orchard Rise, Lambley, NG4 4PU

Price Guide £315,000





# 36 Orchard Rise Lambley, NG4 4PU

- Three bedrooms
- Countryside views
- Well maintained gardens
- Cul-de-sac location
- Kitchen & lounge diner
- Desirable location

A very well maintained three bedroomed detached house in a cul-de-sac position with great potential, impressive countryside views and a lovely rear garden!

**Price Guide £315,000**



## Overview

The accommodation consists of a front entrance porch leading through to the full-length lounge diner, with wall-mounted gas fire and sliding patio door leading out to the garden. Inner hallway with dog-leg staircase leads to the first floor where there are three bedrooms and a bathroom. The property also has an integral garage with light and power, gas central heating and a mixture of sealed unit and UPVC double glazing. This home has plenty of scope for improvement and to fully appreciate the location, viewing is strongly advised.

## Entrance Porch

With front entrance door, ceiling light and secondary door through to the lounge diner.

## Lounge Diner

Wall mounted gas fire, radiator, two ceiling lights points, door through to the inner hallway, door to the kitchen and UPVC double glazed sliding patio door to the rear garden.



### **Kitchen**

A range of wall and base units with marble effect worktops with tiled splashbacks, gas cooker point, plumbing for a washing machine, original built-in pantry cupboard, double glazed rear window and side door.

### **First Floor Landing**

UPVC double glazed side window on the half landing and loft access.

### **Bedroom 1**

Double glazed front window and radiator.

### **Bedroom 2**

Double glazed rear window and radiator.

### **Bedroom 3**

Double glazed front window and radiator.

### **Bathroom**

Consisting of an enamelled bath, pedestal washbasin and toilet with tiled surround. Radiator, double airing cupboard housing the hot water cylinder and double glazed rear window.

### **Outside**

There is a driveway to the front with a wall-mounted carriage-style light, lawn with established borders and a gate leading to the side. Up and over door leads into the garage which has light, power, fuse board and smart gas meter. Side path with wall light leads to the rear where there is a with a full-width paved patio, outside tap, lawn with borders containing a variety of mature shrubs and seasonal bedding plants, garden shed and is enclosed with a fenced perimeter.

### **Material Information**

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band D

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: none

CURRENT PLANNING PERMISSIONS/DEVELOPMENT



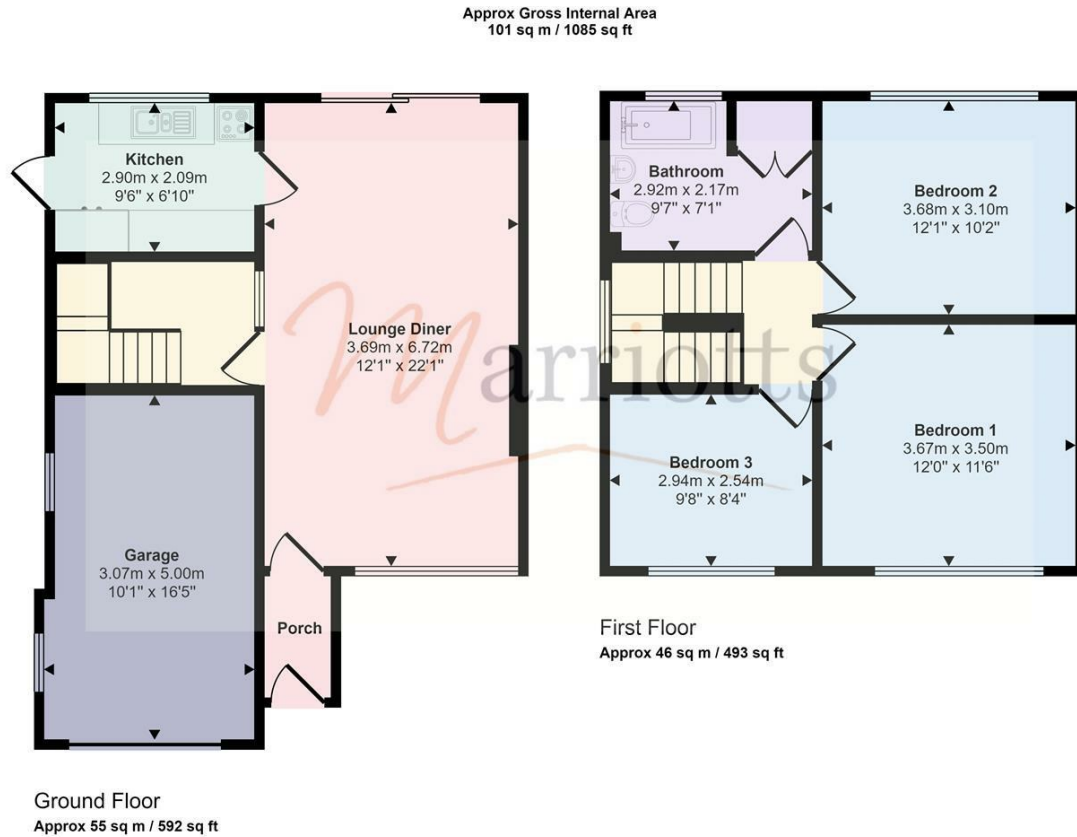




PROPOSALS: none  
FLOOD RISK: no  
ASBESTOS PRESENT: not to the knowledge of the owner  
ANY KNOWN EXTERNAL FACTORS: No  
LOCATION OF BOILER: Back boiler behind fire  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: Octopus Energy  
MAINS ELECTRICITY PROVIDER: Octopus Energy  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: No  
BROADBAND AVAILABILITY: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: Flat to the front  
and rear







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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	



**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

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