

DISTINCTIVE
HOMES
by



10 The Dumbles, Lambley,
Nottingham, NG4 4QD

10 The Dumbles, Lambley,

Nottingham, NG4 4QD

Asking Price - £895,000

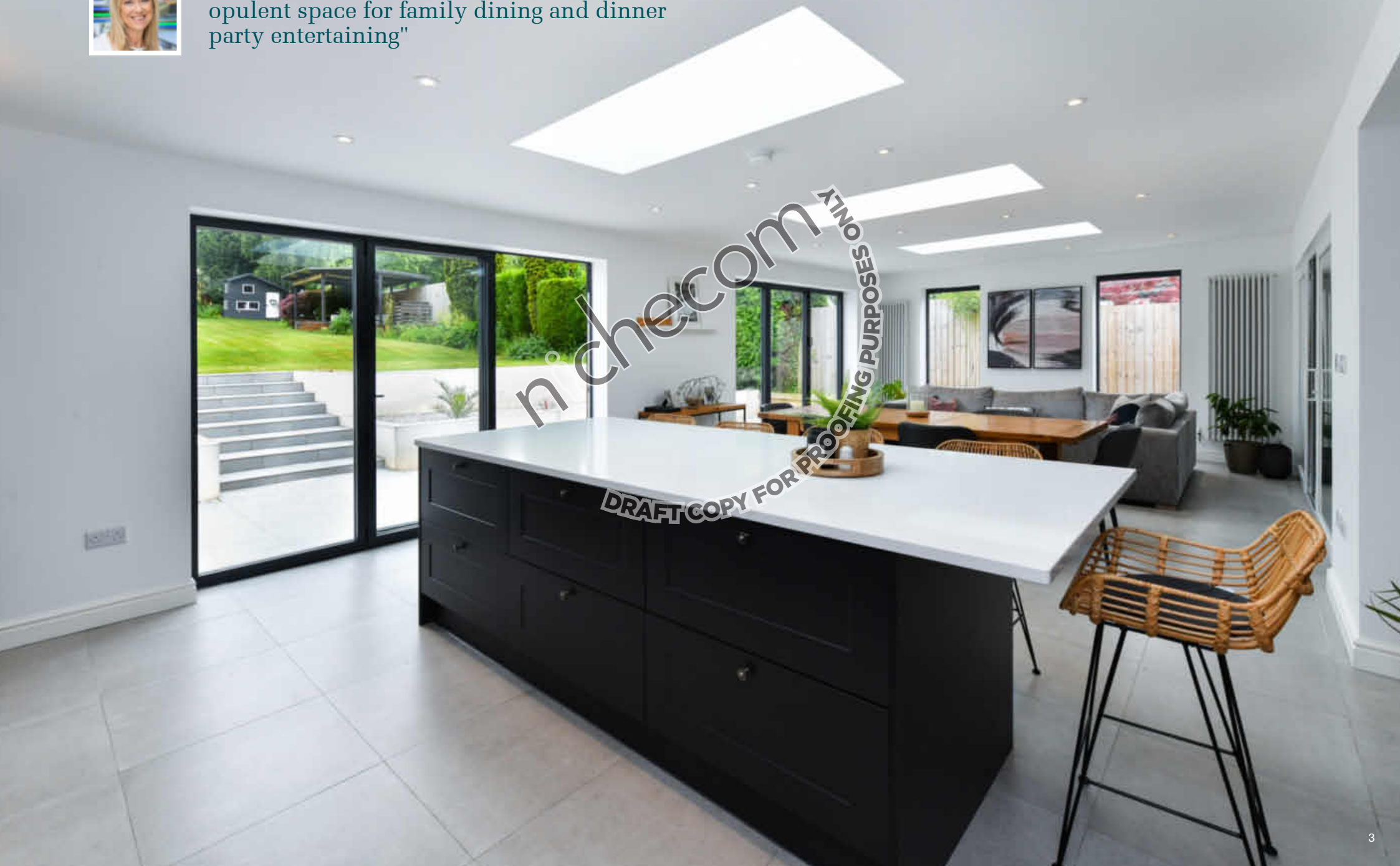
FHP Living are thrilled to present this stunning, detached home located in the charming village of Lambley. This property offers a tranquil setting in a delightful village, while being conveniently close to local amenities and beautiful scenic views and nature.

www.fhpliving.co.uk





"The stunning kitchen offers both an opulent space for family dining and dinner party entertaining"





This impressive property boasts approximately 3,000 square feet of space and offers delightful views from the large, elevated garden and offers the sort of comfort and convenience that one would associate in a property of this calibre which must be viewed to be fully appreciated.

Spanning two floors and approached via a driveway providing parking for multiple cars. On entering the property you are greeted by a well presented and versatile reception hall affording access to the ground floor's accommodation which briefly comprises; three bedrooms, a gym/home office, shower room, utility area (housing plumbing for the washing machine and dryer and providing additional space for storage). A superb commodious family dining kitchen fitted with bi-fold doors, a range of quality units and appliances and complimentary island unit. Turning to the dining area there are expansive bi-folding doors creating a feeling of openness, light and space, flowing through to the outside terrace and lawned garden area to allow for the hosting of the perfect indoor or outdoor parties. Following on from the kitchen and living area, you will find a substantial lounge which benefits from a log burner enhancing the ambiance of the room.



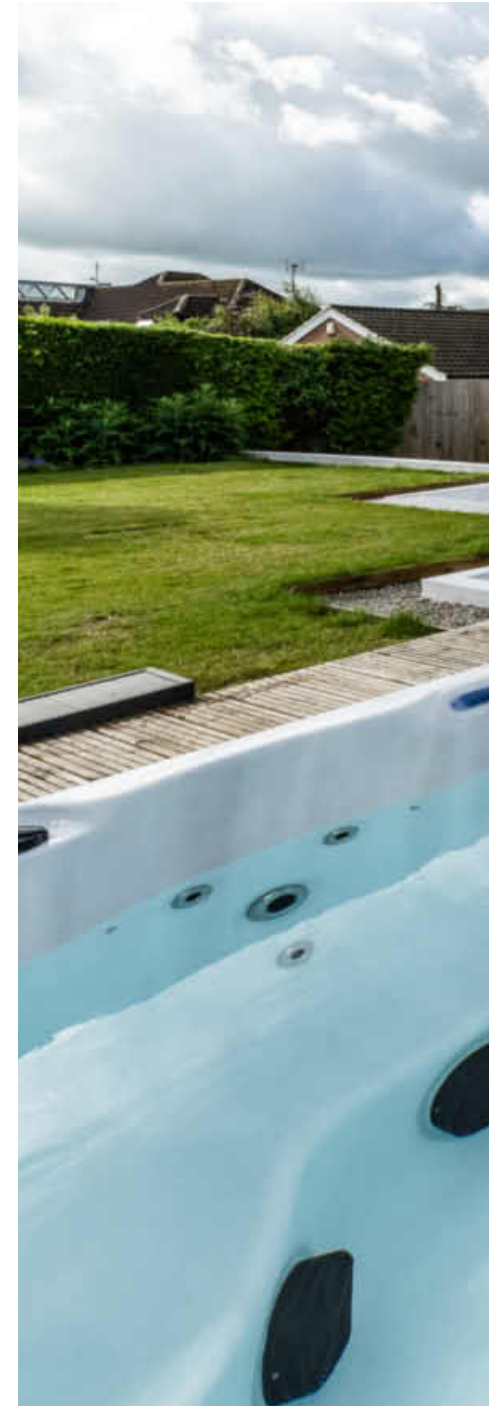
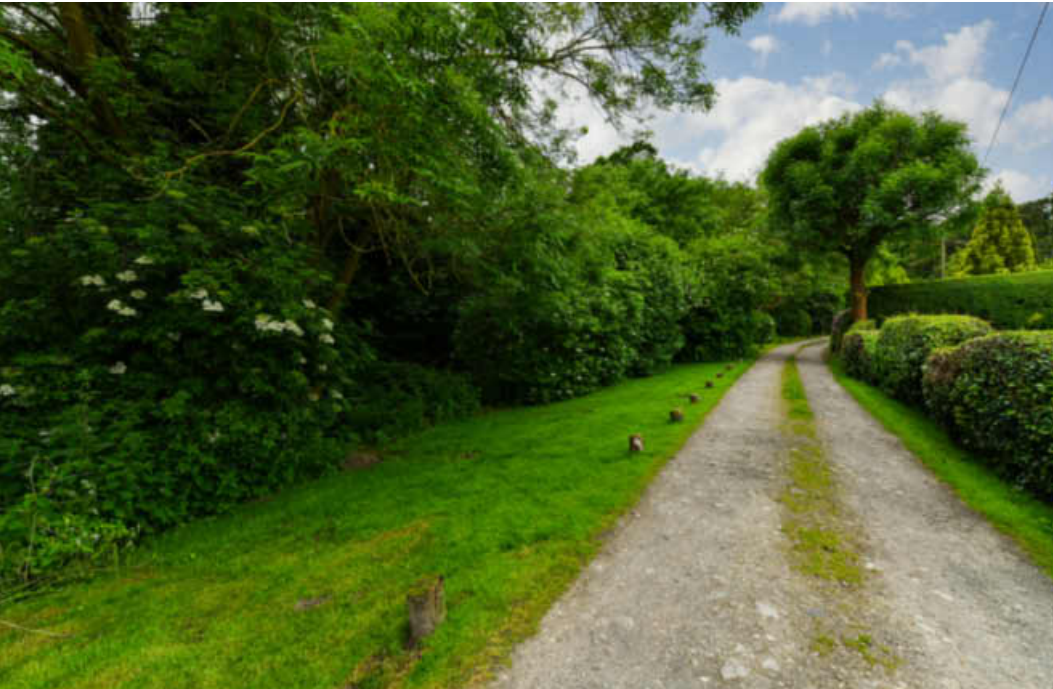
The master bedroom greets you with an abundance of light by way of doors opening to the rear of the property offering lovely vista across the countryside. You simply can't help but be impressed by the layout with its walk in wardrobe and en-suite. The two remaining bedrooms are serviced by a luxurious family bathroom.

Ascending to the first floor, there are two further spacious bedrooms, along with a shower room and a landing providing a plethora of storage.



- Impressive substantial detached home
- Superb village setting
- Nestled on a private road
- Convenient and sought after semi-rural location with stunning vista views
- Approx. two thirds of an acre plot
- Spanning two floors, five bedrooms
- Contemporary fitted bespoke kitchen with integrated appliances
- Four bath/shower rooms
- Entrance leading to versatile reception hall
- Lounge
- Utility Area
- Home office/gym
- Established garden, patio with barbecue area, luxurious hot tub
- Double garage, driveway providing parking for several cars
- Internal area approx. 3,000 Sq ft
- EPC Rating D

Viewing recommended and not to be missed!



Outside, the beautiful gardens are a true oasis of paved areas as well as a magnificent lawned garden to the rear, together with an array of bushes, shrubbery, beds, and mature trees incorporating a large patio with hot tub and barbecue area, perfect for entertaining.

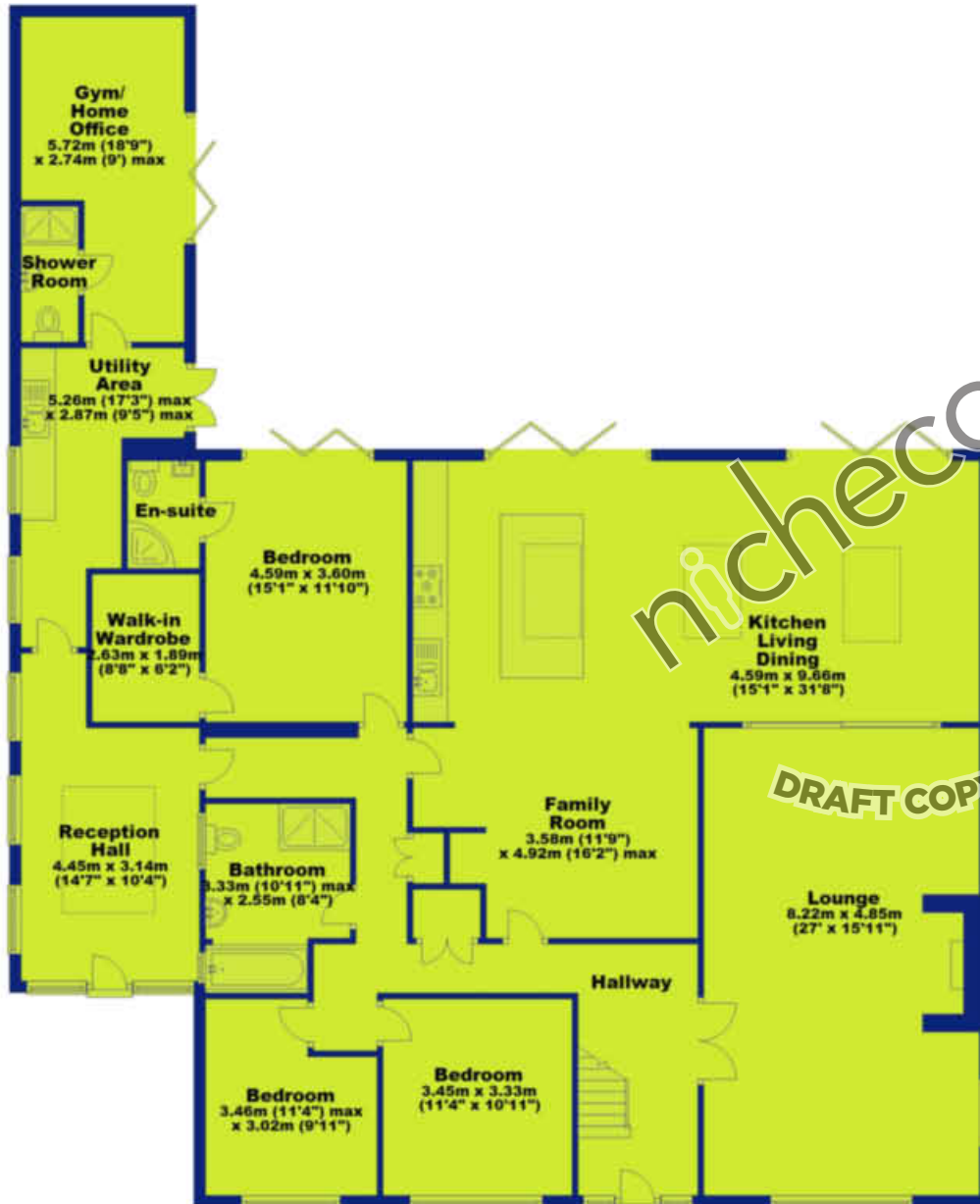


Being situated in Lambley the property is within easy reach of the shopping facilities on "Mapperley Top", also within close proximity of healthcare and sports facilities including Nuffield Well-Being Centre, Gedling Country Park and Mapperley Golf Club.

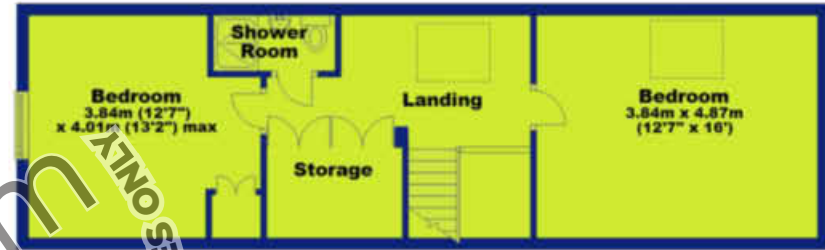
For a broader experience you are within easy reach of Nottingham City Centre. The property also offers ease of access to the region's commercial and retail centres.



Ground Floor
Approx. 226.7 sq. metres (2440.4 sq. feet)



First Floor
Approx. 52.3 sq. metres (563.4 sq. feet)



Ground Floor
Approx. 32.0 sq. metres (343.9 sq. feet)



Total area: approx. 311.0 sq. metres (3347.7 sq. feet)

nichecom
DRAFT COPY FOR PROOFING PURPOSES ONLY



DRAFT COPY FOR PROOFING PURPOSES ONLY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by FHP and no guarantee as to their operating ability or their efficiency can be given.



nichecom
DRAFT COPY FOR PROOFING PURPOSES ONLY

DISTINCTIVE
HOMES
by



Distinctive Homes by FHP Living

A collection of some of the best properties available in the most sought-after areas of Nottingham, and its surrounding suburbs and villages.

www.fhpliving.co.uk

FHP, their clients and joint agents give notice that:

1. They 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 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 contact 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 FHP have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition. 09/11

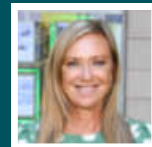


Interested in this home?

Call the FHP Living Distinctive Homes Team



Jason Cook
Mobile: 07876 396 010
jason@fhpliving.co.uk



Jane Dixon
Mobile: 0115 9415931
jane@fhpliving.co.uk

T: 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB