



**22a Church Street, Lambley – NG4 4QB**

Guide Price **£190,000**

**DavidJames**  
the estate agent





## 22a Church Street

Lambley, Nottingham

Charming 1-bed cottage in the highly sought after village of Lambley!. Lounge/dining room, modern kitchen, double bedroom, luxury bathroom, established garden. Original features and views of Lambley Church!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

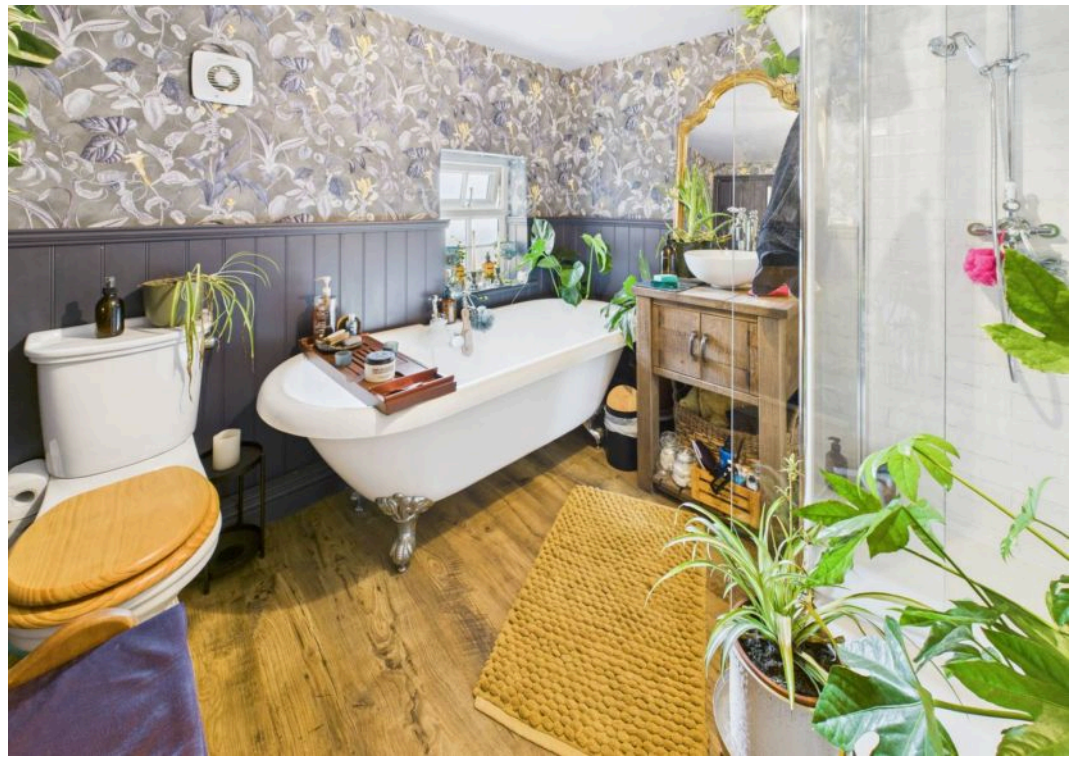
- Delightful cottage
- Lounge/dining room with fireplace and log burner
- Bespoke modern kitchen with integrated oven and feature stable door leading to the rear garden
- One double bedroom with original fireplace and views of Lambley Church
- Superb bathroom/WC with freestanding roll top bath, washstand and separate shower cubicle with mains pressure shower
- Combination gas central heating
- UPVC double glazing with feature sash windows to the front elevation
- Established rear garden with block paved patio and brick-built outbuildings
- Viewing strongly recommended
- Highly sought after village location in Lambley















Floor 0

Approximate total area<sup>(1)</sup>

35.08 m<sup>2</sup>

377.59 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## David James Estate Agents

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