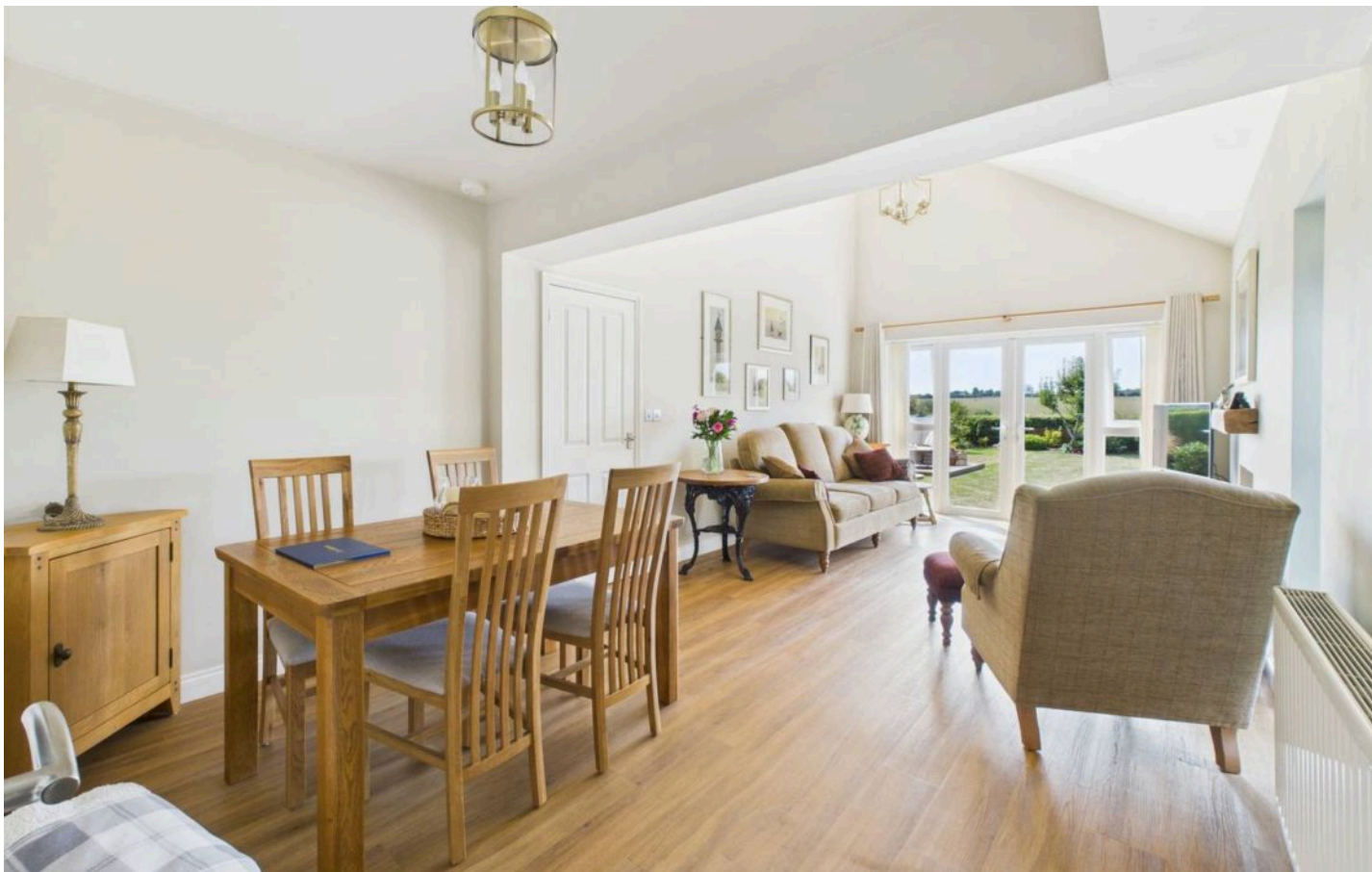




49 Catfoot Lane, Lambley – NG4 4QF

Guide Price £550,000 – £600,000



49 Catfoot Lane

Lambley, Nottingham

GUIDE PRICE £550,000-£600,000 Superb two bedroom detached bungalow with amazing countryside views over Lambley & beautifully presented accommodation, with a generous south-westerly facing rear garden!

Council Tax band: E

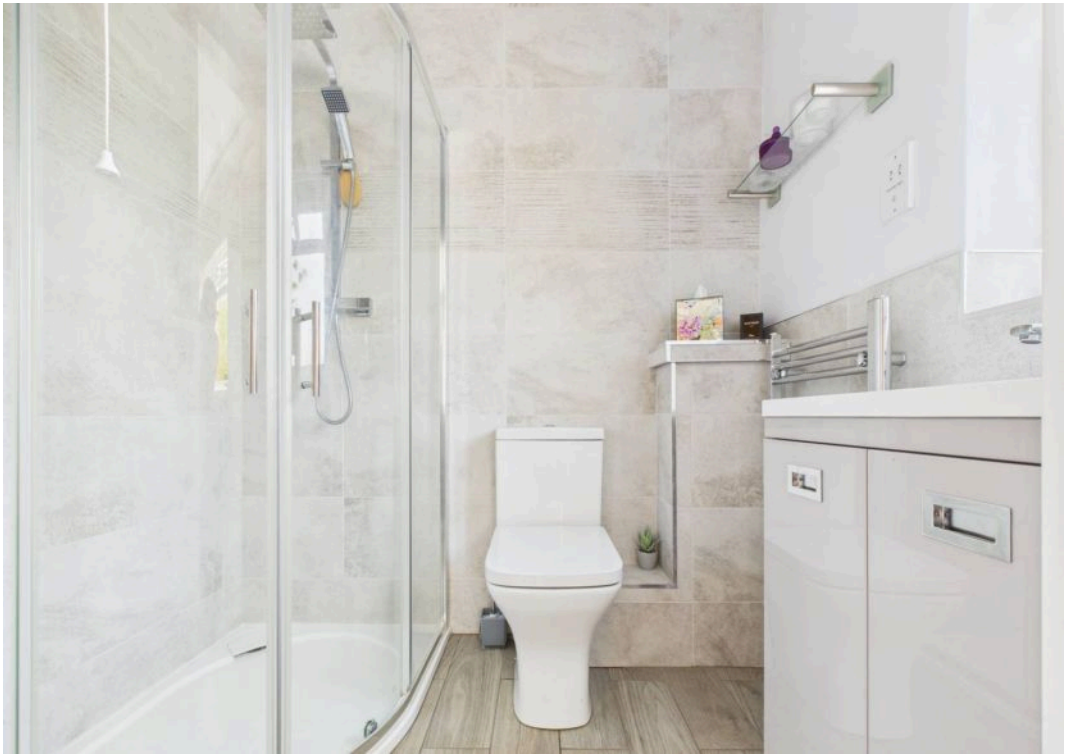
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautifully presented detached bungalow with countryside views
- Stunning lounge/dining room with half-vaulted ceiling and a feature stove gas fire
- Stylish breakfast kitchen with half-vaulted ceiling, breakfast bar and a range of integrated appliances
- 2 spacious double bedrooms (main bedroom with dressing area and en-suite)
- Modern en-suite shower room with vanity basin and dual-head rainfall shower
- Modern three-piece bathroom suite with feature skylight and vanity basin with storage
- Beautiful, generously sized south-west facing rear garden with outstanding views, summerhouse and greenhouse
- Large gated driveway providing multi-vehicle parking, a lawned area and integral garage/store







Approximate total area⁽¹⁾

106.2 m²

1141 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.