



41 Catfoot Lane, Lambley – NG4 4QF

Guide Price **£450,000**



41 Catfoot Lane

Lambley, Nottingham

Stylish and extended semi-detached home in the highly sought after village of Lambley - offering quality finishes, panoramic countryside views, landscaped gardens and multi-vehicle parking!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

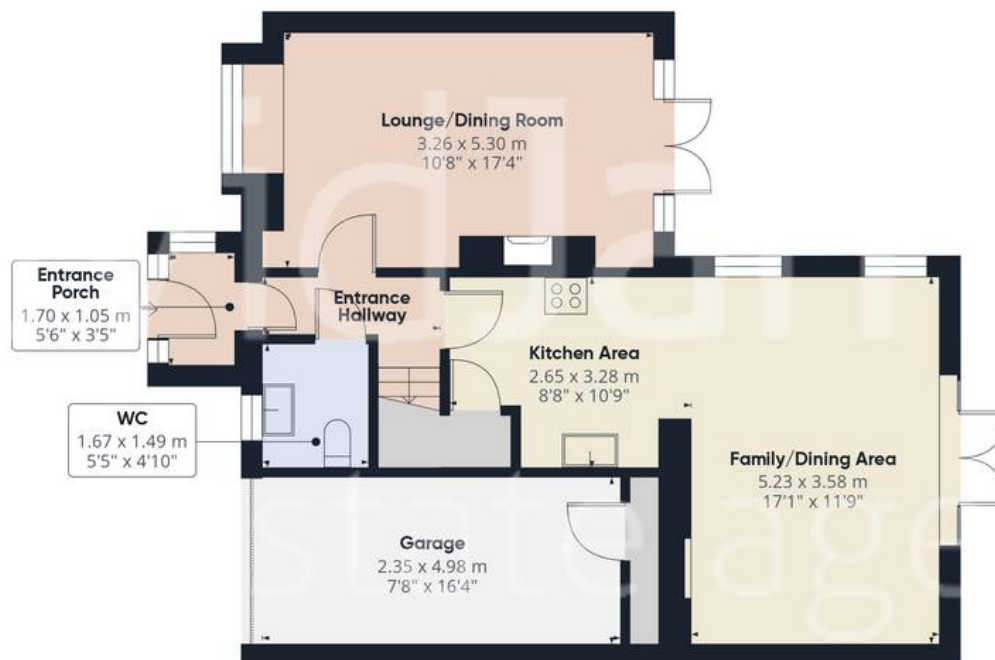
EPC Environmental Impact Rating:

- Extended and meticulously refurbished detached family home
- Sought-after location of Lambley with open views to front and rear fields
- Block-paved driveway and integrated garage
- Reception lounge with cosy gas stove, wooden flooring, and French doors onto garden
- Extended family dining kitchen with French doors onto rear garden providing seamless indoor-outdoor living
- Principal suite with ensuite shower room
- Two further bedrooms, including dual-aspect large double with fitted wardrobes and wooden flooring
- Stylish four-piece family bathroom
- Landscaped rear garden with patio, summerhouse, separate seating area to the rear
- High-quality improvements include professional underfloor heating, thermal boarding, loft insulation and acoustic soundproofing between party walls









Floor 0

Approximate total area⁽¹⁾

115.1 m²

1240 ft²



Floor 1

(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.

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