



Four Bedroom Detached House located in Nottingham.

Offers in Region of
£650,000

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SALES, LETTINGS & PROPERTY MANAGEMENT

46 Lambourne Drive Nottingham NG8 1GR



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1340.3
sq ft

This distinctive four double bedroom detached home represents a rare opportunity for discerning family purchasers seeking spacious and well-balanced accommodation within an established setting.

The property benefits from gas central heating and double glazing throughout, with thoughtfully arranged accommodation extending over two floors.

Internally, the accommodation opens through an entrance hallway with access to a useful ground floor cloaks/WC.

The well-proportioned lounge provides an excellent principal reception space and opens into a further reception area, creating versatile living accommodation ideal for both relaxing and entertaining.

In addition, there is a separate dining room offering further flexibility for family living or formal occasions.

The spacious kitchen is complemented by an adjoining utility room, which also benefits from an internal access door leading directly into the garage.

To the first floor, a split-level landing gives access to four excellent double bedrooms. The principal bedroom enjoys the advantage of an en-suite shower room, whilst the remaining bedrooms are served by a well-appointed family bathroom/WC.

Externally, the property stands within enclosed lawned gardens extending to the side and rear, creating an ideal outdoor environment for families and entertaining alike.

To the front, a generous driveway provides ample off-road parking and leads to the part integral double garage.

Offered to the market with immediate vacant possession and no upward chain, an early internal viewing is highly recommended to fully appreciate the size, layout and potential of this impressive family home.

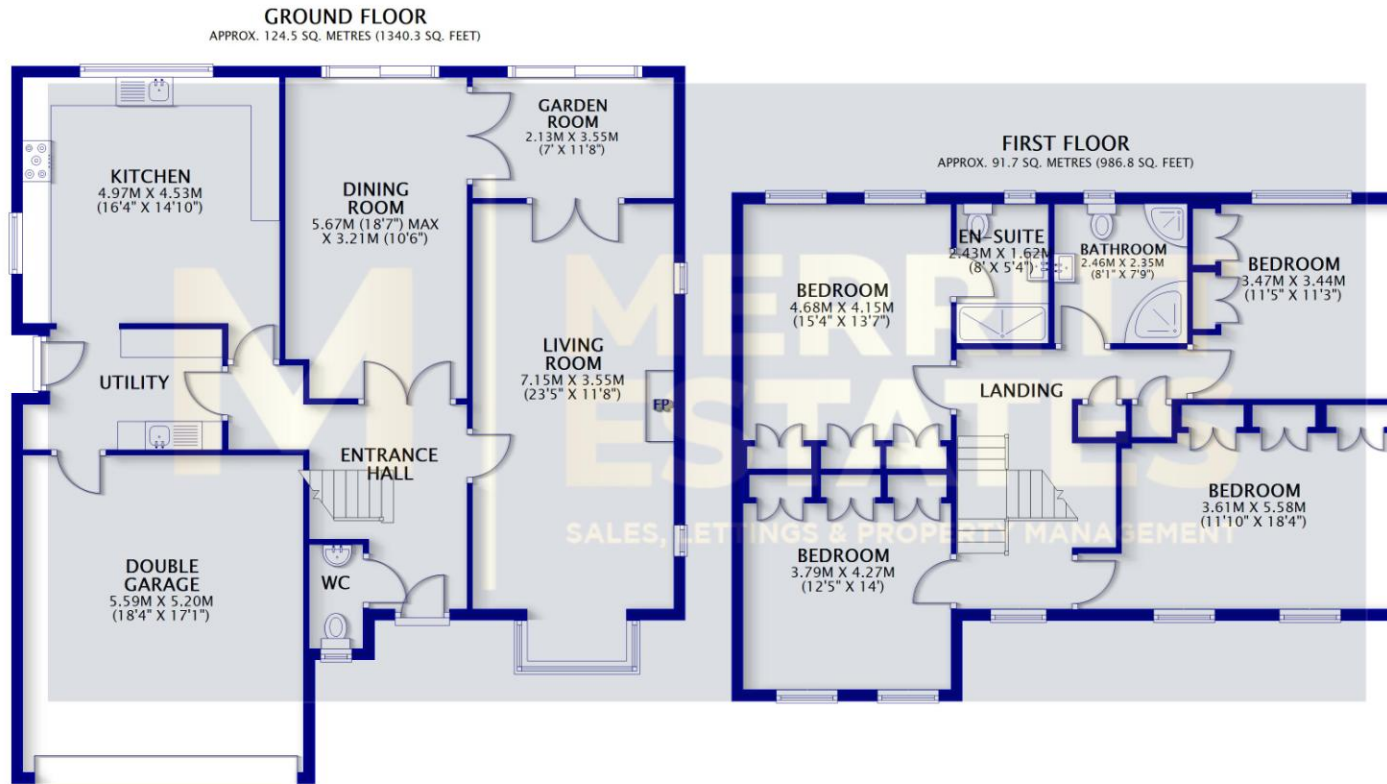
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It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).
Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



FLOORPLAN



TOTAL AREA: APPROX. 216.2 SQ. METRES (2327.1 SQ. FEET)

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