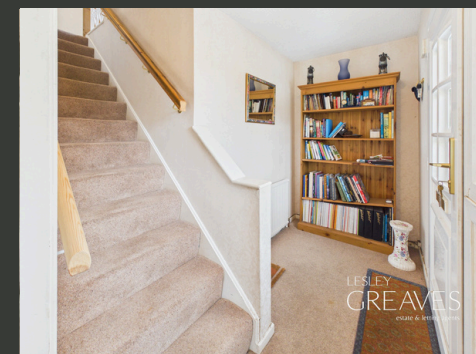




LESLEY  
GREAVES  
estate & letting agents



# £260,000

GUIDE PRICE

LAMBLEY LANE  
GEDLING

- THREE BEDROOMS
- LOUNGE/DINER
- SHOWER ROOM
- OFF ROAD PARKING
- POPULAR LOCATION
- EPC D



## Three Bedroom Home in a Popular Residential Location

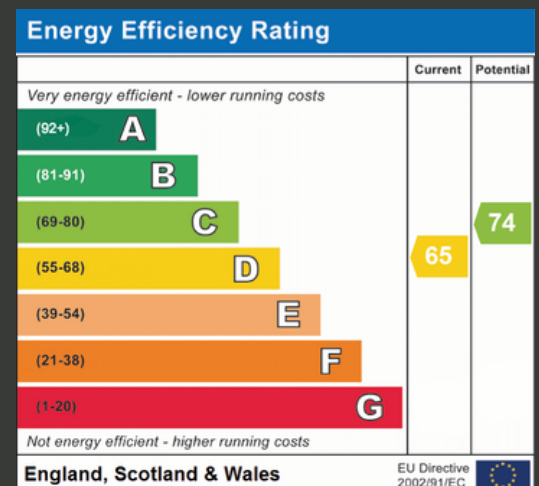
THIS SPACIOUS THREE BEDROOM SEMI-DETACHED HOME OFFERS FANTASTIC POTENTIAL FOR BUYERS LOOKING TO MODERNISE AND CREATE A HOME TO THEIR OWN TASTE. SITUATED WITHIN A SOUGHT-AFTER LOCATION, IT'S JUST A SHORT STROLL FROM THE SCENIC GEDLING COUNTRY PARK, LOCAL SHOPS, EXCELLENT SCHOOL CATCHMENTS AND FANTASTIC TRANSPORT LINKS INTO THE CITY CENTRE.

TO THE GROUND FLOOR, THE ENTRANCE HALL LEADS INTO A SPACIOUS LOUNGE DINER SPANNING THE FULL DEPTH OF THE PROPERTY, FILLED WITH NATURAL LIGHT AND FEATURING PATIO DOORS OPENING ONTO THE REAR GARDEN. THE KITCHEN OFFERS A RANGE OF UNITS, WHILST A SEPARATE LAUNDRY ROOM AND USEFUL PANTRY PROVIDE ADDITIONAL STORAGE AND PRACTICALITY.

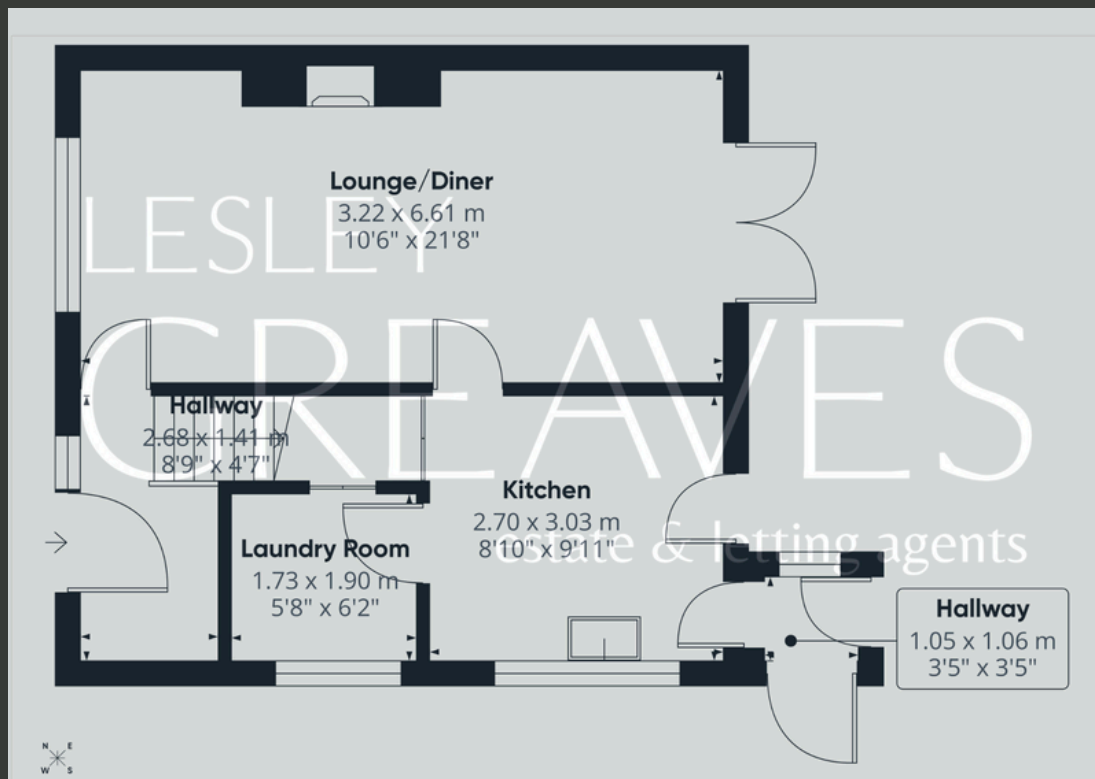
TO THE FIRST FLOOR ARE TWO GENEROUS DOUBLE BEDROOMS AND A VERSATILE THIRD BEDROOM, IDEAL FOR USE AS A DRESSING ROOM, NURSERY OR HOME OFFICE. THE ACCOMMODATION IS SERVED BY A SHOWER ROOM AND SEPARATE WC.

OUTSIDE, THE PROPERTY ENJOYS OFF-ROAD PARKING TO THE FRONT. TO THE REAR IS A MATURE ENCLOSED GARDEN FEATURING LAWNED AREAS, PLANTED BORDERS, PATIO SEATING SPACE AND A USEFUL GARDEN SHED, OFFERING EXCELLENT POTENTIAL FOR OUTDOOR ENTERTAINING AND FAMILY USE.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 81 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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