



106 Spring Lane, Lambley - NG4 4PG

Guide Price £600,000 - £650,000

DavidJames
the estate agent



106 Spring Lane

Lambley, Nottingham

GUIDE PRICE £600,000–£650,000 Extended detached home with no chain - positioned on a significant plot (approx 0.77 acres) with huge potential in the highly sought-after village of Lambley!

Council Tax band: F

Tenure: Freehold

- Extended detached family home on a significant plot
- Offered to the market with no upward chain
- Approximately 0.77 acres (3100 square metres)
- Huge potential to renovate or develop (subject to the necessary planning and permissions)
- Highly sought after Lambley village location
- Positioned on the edge of open countryside
- Existing two-storey outbuilding with proposal for ancillary accommodation
- Large established garden and orchard to the rear
- Shared driveway leading to private on-street parking
- Close to popular schools, Mapperley's nearby amenities and the stunning Gedling Country Park





Approximate Plot Boundary



Position of Current Outbuilding





Floor 0



Floor 1



Approximate total area⁽¹⁾

140.3 m²

1511 ft²

Reduced headroom

1 m²

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

GIRAFFE360



David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

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.