



**Orchard Rise  
Lambley, Nottingham NG4 4PU**

**Asking Price £300,000 Freehold**

THREE BEDROOM DETACHED PROPERTY  
IN THE HEART OF LAMBLEY



Occupying a quiet end-of-cul-de-sac plot with countryside on the doorstep, this detached home offers off-road parking, a front garden, and an integral garage with an electric up-and-over door. With storage heaters throughout, the home provides a solid foundation for buyers seeking a project.

Entering through the front door, a practical porch area provides cloak space and helps enhance energy efficiency. Beyond this lies the open-plan lounge diner, a bright and versatile space featuring a focal electric fireplace and sliding glass doors opening into the conservatory. The conservatory in turn leads directly to the rear garden, creating a seamless flow between indoor and outdoor living.

The lounge provides access to the kitchen, which includes an oven with four-way hob, washing machine, sink area, good prep space, and a side door through a rear porch to the outside—ideal for muddy boots after countryside walks. The U-shaped stairwell includes generous storage space underneath.

Upstairs are two well-proportioned double bedrooms and a good-sized single bedroom, along with a three-piece family bathroom and an airing cupboard. Loft access is available from the landing.

The rear garden is private, peaceful, and easy to maintain, featuring a mix of shrubbery, flower beds, concrete pathways, and a garden shed. With no immediate overlooking, it offers a wonderfully quiet retreat for relaxation or family enjoyment.

Lambley is a charming rural village with deep historical roots, its name originating from the Old English term meaning "lamb's meadow." Mentioned in the Domesday Book, the village retains its heritage through landmarks such as the Grade I listed Holy Trinity Church. Surrounded by ancient woodland and the renowned Lambley Dumbles, the area boasts three marked walking trails through lush woodland rich in ferns, wildflowers, and natural wildlife—offering a peaceful escape into nature.

This friendly and tightly knit community enjoys a notably low crime rate thanks to its small size and village character. Families benefit from excellent local education, including the Ofsted-rated "Outstanding" Pinewood Infant and Nursery School, as well as parks and green spaces ideal for outings and recreation. Two welcoming country pubs provide quality food, local drinks, and a central hub for village life. Lambley is truly a quintessential English village offering calm, character, and countryside charm.

This property represents an exceptional opportunity for families, renovators, or investors. While fully functional, the home would benefit from cosmetic updating, giving buyers the chance to modernise to their own tastes and significantly increase value. With its location, plot, and natural surroundings, Orchard Rise provides the perfect foundation for a transformative renovation project.



## Entrance Porch

UPVC double glazed entrance door to the front elevation leading into the entrance porch comprising laminate flooring, wooden door leading through to the lounge, ideal coat storage space.

## Lounge Diner

12'1" x 21'7" approx (3.7 x 6.6 approx)

Double glazed window to the front elevation, carpeted flooring, ample space for a dining table, sliding double glazed door to the rear elevation leading to the lean to, doors leading off to:

## Kitchen

6'6" x 9'6" approx (2.0 x 2.9 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit, space and point for a cooker, space and point for a fridge freezer, space and plumbing for a washing machine, linoleum floor covering, double glazed window to the rear elevation, double glazed door to the side elevation leading to the utility room, tiled splashbacks.

## Utility Room

2'7" x 4'11" approx (0.8 x 1.5 approx)

Windows surrounding, double glazed door leading out to the rear garden, linoleum flooring, light and power.

## Lean To

Linoleum flooring, windows surrounding, light and power.

## Hallway

Carpeted flooring, staircase leading to the first floor landing, double glazed window to the side elevation, ample under the stairs storage space.

## First Floor Landing

Carpeted flooring, access to the loft, doors leading off to:

## Bedroom One

12'1" x 11'5" approx (3.7 x 3.5 approx)

Double glazed window to the front elevation, carpeted flooring, heater.

## Bedroom Two

9'10" x 12'1" approx (3.00 x 3.7 approx)

Double glazed window to the rear elevation, carpeted flooring, heater.



## Bedroom Three

9'6" x 8'2" approx (2.9 x 2.5 approx)

Double glazed window to the front elevation, carpeted flooring, heater.

## Bathroom

9'6" x 6'10" approx (2.9 x 2.1 approx)

Linoleum flooring, tiled splashbacks, WC, handwash basin, panelled bath with electric shower over, airing cupboard providing useful additional storage space, double glazed window to the rear elevation.

## Garage

Up and over door to the front elevation.

## Front of Property

To the front of the property there is a driveway providing off the road parking, access to the garage, a range of mature shrubs and trees planted throughout creating a natural private screening, side access to the rear of the property.

## Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio for ease of maintenance, a range of mature shrubs and trees planted to the borders, hedging and fencing to the boundaries, side access to the front of the property.

## Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 6mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

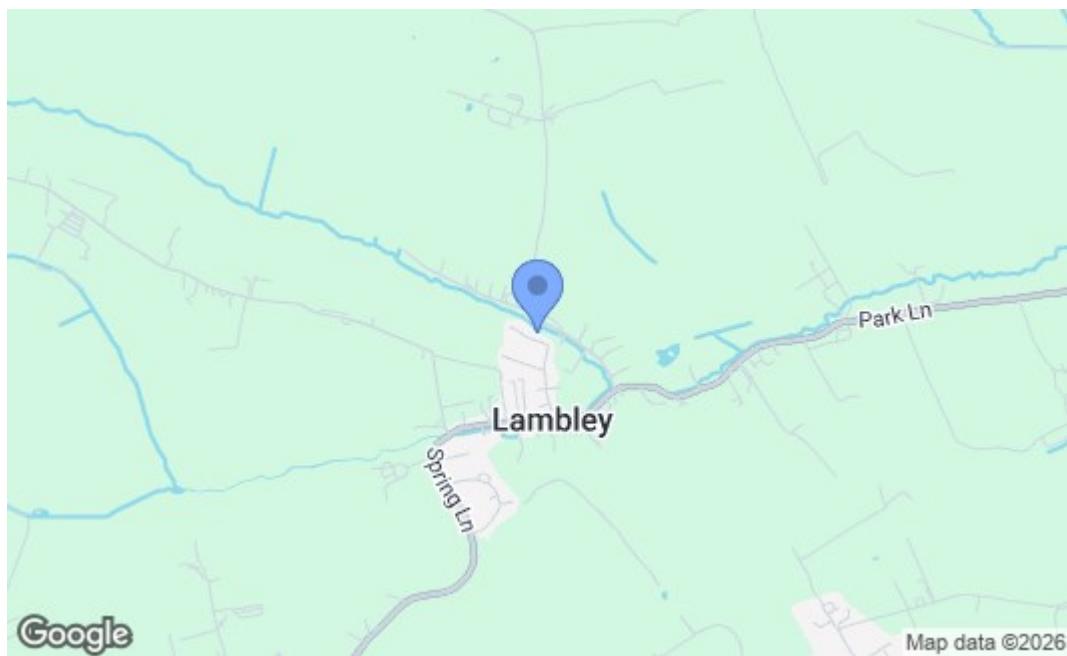
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		69
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		26
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.