



# £370,000-£380,000

GUIDE PRICE

ORCHARD RISE  
LAMBLEY

- DETACHED BUNGALOW
- GARAGE
- VILLAGE LOCATION
- LOUNGE/DINER
- THREE BEDROOMS
- ENTRANCE HALL
- EPC D



# Beautiful Three-Bedroom Detached Bungalow in a Prime Location

SITUATED IN A CHARMING VILLAGE LOCATION THIS WELL-PRESENTED DETACHED BUNGALOW OFFERS A FANTASTIC OPPORTUNITY FOR THOSE SEEKING SINGLE-STOREY LIVING.

AS YOU STEP INTO THE PROPERTY, YOU ARE WELCOMED BY A BRIGHT AND INVITING HALLWAY THAT LEADS TO ALL ROOMS AND OFFERS SPACIOUS BUILT-IN STORAGE. THE GENEROUS LOUNGE AND DINING AREA, COMPLETE WITH A BAY WINDOW, PROVIDES A WARM AND COMFORTABLE SETTING FOR BOTH RELAXING AND ENTERTAINING.

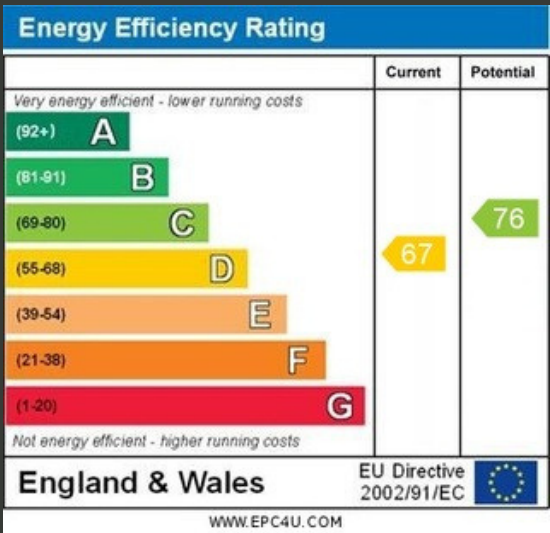
THE FITTED KITCHEN IS BOTH PRACTICAL AND WELL-APPOINTED, OFFERING AMPLE STORAGE, WORKSPACE AND SPACE FOR APPLIANCES, WITH A PLEASANT OUTLOOK OVER THE FRONT GARDEN.

THE BUNGALOW OFFERS THREE BEDROOMS, TWO FEATURING BUILT-IN STORAGE AND ONE WITH DIRECT ACCESS TO THE PATIO. THE BEDROOMS ARE SERVED BY A FULLY TILED SHOWER ROOM.

EXTERNALLY, THE PROPERTY BOASTS AN ATTRACTIVE FRONTAGE WITH A NEATLY MAINTAINED LAWN AND A DRIVEWAY LEADING TO A DETACHED GARAGE FITTED WITH AN ELECTRIC DOOR AND POWER, PROVIDING BOTH CONVENIENCE AND AMPLE OFF-ROAD PARKING. A GATED SIDE ACCESS LEADS TO THE REAR ENCLOSED GARDEN WHICH OFFERS A PRIVATE AND PEACEFUL RETREAT, FEATURING A PATIO AREA IDEAL FOR OUTDOOR SEATING, A LAWN, VARIETY OF MATURE SHRUBS AND PLANTS, A GREENHOUSE AND A USEFUL GARDEN SHED FOR ADDITIONAL STORAGE.

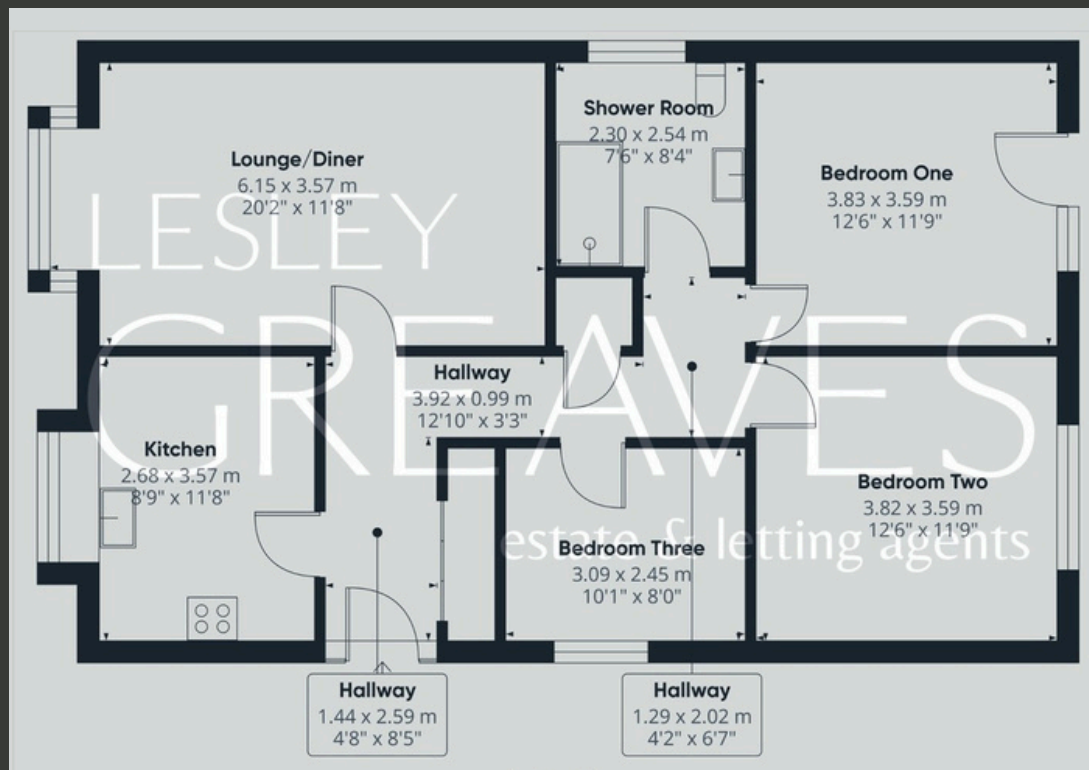
LOCATED CLOSE TO GOOD TRANSPORT LINKS AND AMENITIES, THIS DELIGHTFUL BUNGALOW COMBINES PRACTICALITY WITH CHARM, AN IDEAL HOME FOR DOWNSIZERS, PROFESSIONALS OR FAMILIES ALIKE.

- FREEHOLD
- COUNCIL TAX; BAND E
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 89 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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