

Emma Terry Homes

moving made personal



2 Park Lane

Lambley, Nottingham, NG4 4PY

Asking price £325,000



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Tucked away within the highly sought-after village of Lambley, this utterly charming two-bedroom cottage is bursting with character and has been beautifully renovated throughout, whilst still retaining all the warmth and charm expected from a traditional village home.

Offered to the market with no upward chain, this is a rare opportunity to acquire a truly special property in an idyllic countryside setting.

Full of quaint cottage features, the home boasts exposed beams, a delightful bay window and a cosy log burner, creating a warm and inviting atmosphere from the moment you step inside.

Thoughtfully updated by the current owners, the accommodation perfectly blends modern finishes with timeless character and comprises a welcoming living room, stylish fitted kitchen, two well-proportioned bedrooms, a versatile study and a beautifully renovated shower room finished to a high standard.

Outside, the property enjoys a generous garden space along with a driveway providing off-road parking for multiple vehicles, offering both practicality and charm in equal measure.

Surrounded by picturesque countryside walks whilst remaining conveniently close to local amenities and transport links, this enchanting cottage is the perfect home for those seeking village life with character, comfort and style.



Entrance door to property leads into:

LIVING ROOM

20'7" x 12'1" (6.28 x 3.70m)

A central heating radiator, multi-fuel stove, under-stairs storage, double glazed bay window to front, double glazed door to rear, door through to kitchen/diner and stairs to first floor.

KITCHEN/DINER

16'2" x 12'1" (4.93 x 3.70)

A variety of wall and base units, inset ceramic 1 1/2 bowl sink with mixer tap and drainer, range cooker, space for washing machine, dishwasher and fridge/freezer, a central heating radiator, double glazed window to front, double glazed window to rear and wooden stable door to rear.

LANDING

Double glazed window to rear and doors through to Bedroom 1, 2, Study and Shower room.

BEDROOM 1

11'10" x 12'1" (3.61 x 3.69)

A central heating radiator, built-in storage cupboard, fitted wardrobes and double glazed window to front.

BEDROOM 2

8'1" x 12'1" (2.48 x 3.69)

A central heating radiator and double glazed window to front.

STUDY

5'3" x 8'4" (1.62 x 2.55)

A central heating radiator and double glazed window to front.

Tel: 0115 966 57 41

SHOWER ROOM

Low level flush WC, wash hand basin in vanity unit, walk in shower cubicle, heated towel rail and double glazed obscure window to front.

OUTSIDE

To the rear, the property enjoys a lawned area and a patio area, providing the perfect space for outdoor dining and entertaining. A pebbled driveway with private access from the road offers off-street parking for multiple vehicles.









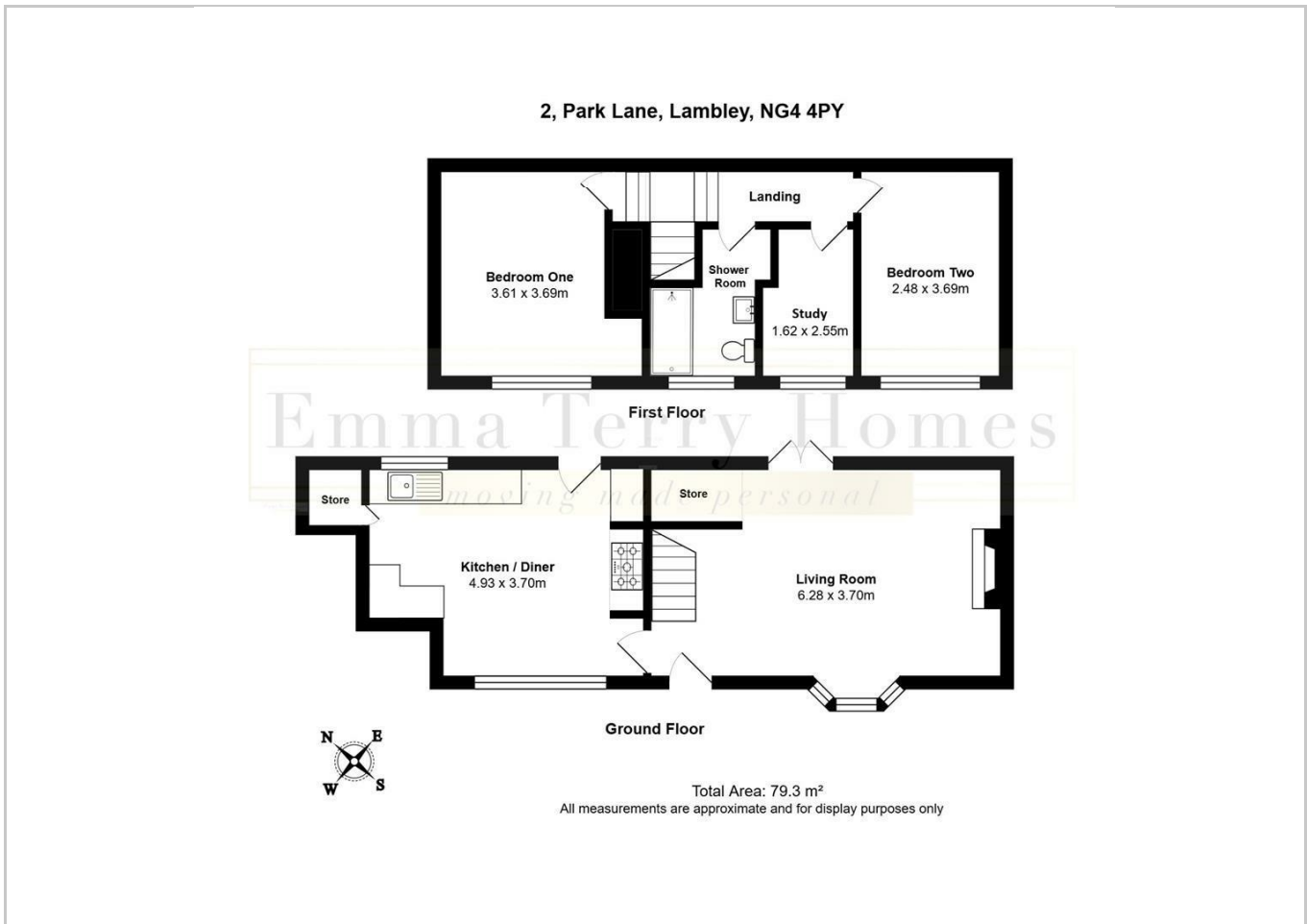
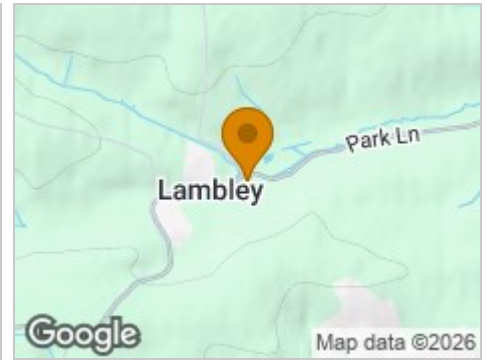
Road Map



Hybrid Map



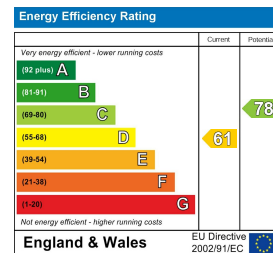
Terrain Map



Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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