



106 Spring Lane, Lambley - NG4 4PG

Guide Price £600,000 - £650,000



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

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Extended 3/4 bedroom detached family home on a significant plot
- Offered to the market with no upward chain
- Approximately 0.77 acres
- 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.

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