

# 35 Catfoot Lane, Lambley - NG4 4QF

Guide Price £400,000

DavidJames
*the* estate agent







# 35 Catfoot Lane

## Lambley, Nottingham

STUNNING LAMBLEY LOCATION! Extended semi-detached home with stunning countryside views alongside three reception rooms, stylish shaker kitchen, three beds, tandem driveway & south-facing rear garden.
Council Tax band: D

Tenure: Freehold

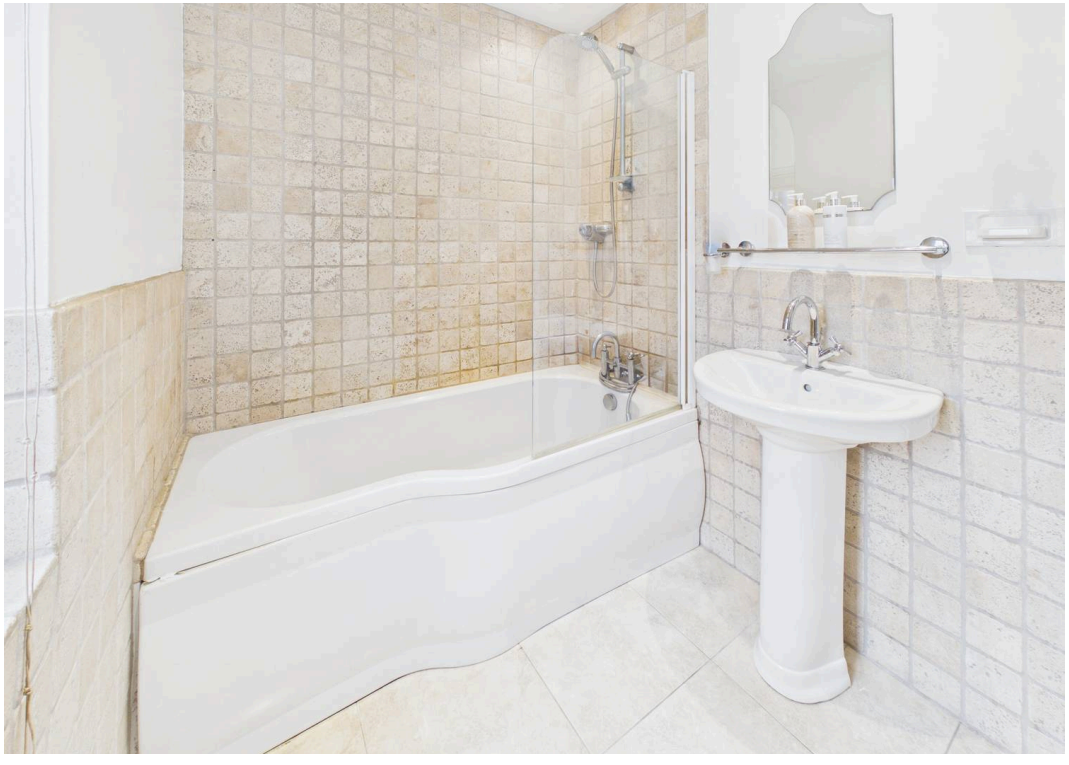
- Beautifully-presented and extended semi-detached house
- Sought-after Lambley village setting with open countryside, pubs, buses and a school on the doorstep
- Welcoming hallway with solid wood flooring and a convenient ground floor WC
- Three spacious reception rooms (lounge, dining room and sitting/family room)
- Stylish shaker-style kitchen with a range of integrated appliances
- Three well-proportioned bedrooms (main and second bedroom with fitted wardrobes)
- Three-piece first floor bathroom with an over-bath shower
- Two useful storage areas (functioning as a garage and utility area)
- Generous south-facing rear garden featuring patio seating space, lawn and a pond
- Driveway providing multi-vehicle parking














Floor 0







Floor 1

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**Approximate total area**(1)

118.7 m²

1277 ft²

**Reduced headroom**

1.3 m²

14 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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# David James Estate Agents


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