

# HoldenCopley

PREPARE TO BE MOVED

Orchard Rise, Lambley, Nottinghamshire NG4 4PU

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£325,000



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## BEAUTIFUL DETACHED BUNGALOW

This two bedroom detached bungalow in a quiet cul-de-sac with rural views is located in the much sought after village of Lambley and presented to an exceptional standard throughout. The property is situated on a generous sized plot with the potential to extend - subject to consent! Located within close proximity to various amenities, excellent transport links, local footpaths and woodland including the Dumbles and Ploughman's Wood.

Internally there is an entrance porch, a spacious living room, a modern kitchen and a dining room alongside a conservatory. There are also two good sized bedrooms serviced by a three piece bathroom suite including a large walk-in shower.

Outside to the front of the property is a driveway containing ample off road parking with access to the garage. To the rear is an attractive private south facing garden.

This accommodation **MUST BE VIEWED** to be fully appreciated.







- Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Conservatory
- Three Piece Bathroom Suite
- Private South-Facing Garden
- Driveway & Garage
- Freehold
- Must Be Viewed











## ACCOMMODATION

### Porch

The porch provides access into the accommodation

### Living Room

19'7" x 12'8" (5.99 x 3.87)

The living room has a feature fireplace, a TV point, wood effect flooring, a radiator and a double glazed bay window

### Kitchen

16'10" x 6'9" (5.14 x 2.08)

The kitchen has a range of base and wall units, a stainless steel sink with mixer taps, an integrated oven, an electric hob with an extractor fan, an integrated fridge freezer, an integrated dishwasher, space and plumbing for a washing machine, part tiled walls, LED spotlights on the ceiling, a double glazed window and a door leading to the rear garden

### Dining Room

12'4" x 9'6" (3.77 x 2.90)

The dining room has space for a dining table, wood effect flooring a radiator and patio doors leading to the rear garden

### Master Bedroom

12'4" x 8'1" (3.76 x 2.48)

The main bedroom has fitted wardrobes with sliding doors, wood effect flooring, a radiator and access into the conservatory

### Conservatory

8'10" x 8'4" (2.70 x 2.55)

The conservatory has wood effect flooring, a radiator, double glazed windows and patio doors leading to the rear garden

### Hall

The hall has a loft hatch

### Bedroom Two

10'3" x 8'11" (3.13 x 2.72)

The second bedroom has a radiator and a double glazed window

### Bathroom

6'7" x 6'0" (2.03 x 1.83)

The bathroom has a low level flush WC, a hand wash basin with fitted storage and vanity unit, a shower enclosure with an overhead shower, tiled walls, LED spotlights on the ceiling, a chrome heated towel rail and a double glazed window

## OUTSIDE

### Front

To the front of the property is a lawn, a range of plants and shrubs and a driveway providing ample off road parking with access to the garage

### Garage

### Rear

To the rear of the property is a private south-facing garden with a lawn, a patio, decking and a range of plants and shrubs

## DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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	



## Orchard Rise, Lambley, Nottinghamshire NG4 4PU



Approx. Gross Internal Area of the Ground floor:

**778.23 Sq Ft - 72.3 Sq M**

Approx. Gross Internal Area of the Entire Property:

**778.23 Sq Ft - 72.3 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.

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