Holden Copley PREPARE TO BE MOVED

Orchard Rise, Lambley, Nottinghamshire NG4 4PU

£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

 $19^{*}7" \times 12^{*}8" (5.99 \times 3.87)$

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

Kitchen

 $16^{\circ}10'' \times 6^{\circ}9'' (5.14 \times 2.08)$

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 " × 9*6" (3.77 × 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 " × 8¹" (3.76 × 2.48)

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

Conservatory

 $8*10" \times 8*4" (2.70 \times 2.55)$

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

 $10^{\circ}3'' \times 8^{\circ}11'' (3.13 \times 2.72)$

The second bedroom has a radiator and a double glazed window

Bathroom

 $6^{*}7" \times 6^{*}0" (2.03 \times 1.83)$

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

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

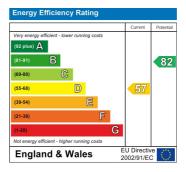
Rear

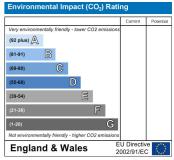
To the rear of the property is a private south-facing garden with a lawn, a patio, decking and a range of plants and shrubs

DISCLAIMER

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OUTSIDE

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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