



**Spring Lane  
Lambley, Nottingham NG4 4PD**

A WELL PRESENTED DORMER  
BUNGALOW SITUATED IN LAMBLEY,  
NOTTINGHAM!

**Guide Price £425,000 Freehold**

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\*\* GUIDE PRICE £425,000 - £435,000! \*\*

Nestled in the heart of the charming village of Lambley, Nottingham, this beautifully presented four-bedroom detached dormer bungalow is offered to the market with no upward chain. Tucked away in a peaceful location, this versatile family home is not to be missed!

Upon entering, you're welcomed into a generously sized kitchen, which flows effortlessly into two spacious reception rooms, perfect for entertaining or relaxing with family. A hallway leads to two ground floor bedrooms and two bathrooms, offering flexible living arrangements and convenience for guests or multigenerational living.

The main reception room boasts bi-fold doors that open out onto the rear garden, flooding the space with natural light and creating a seamless indoor-outdoor living experience. Stairs from the hallway lead to the first floor, where you'll find two further bedrooms featuring Velux windows, adding a bright and airy feel to the upper level.

Externally, the property benefits from a large driveway providing off-road parking for multiple vehicles, with side access leading to the enclosed rear garden which is a generous outdoor space surrounded by secure fencing, ideal for children, pets, or alfresco entertaining.

Ideally located close to local schools, shops, and transport links, and just a stone's throw from the beautiful Gedling Country Park, this property offers the perfect balance of village living with excellent amenities nearby.



## Front of Property

To the front of the property there is a driveway providing off the road parking for multiple cars.

## Kitchen

21'5" x 11'4" approx (6.55 x 3.47 approx)

UPVC barn style door leading into the well-sized kitchen comprising tiled flooring, a range of matching wall and base units with worksurfaces over incorporating a double sink and drainer unit with swan neck mixer tap over, two double glazed windows to the front aspect, double glazed window to the side aspect, recessed spotlights to the ceiling, island unit proving additional useful storage and worksurfaces, four ring electric hob with a glass and stainless steel cooker hood above, integrated double electric fan oven, integrated Whirlpool dishwasher, space and point for a fridge freezer, wall mounted radiator, two electric Velux windows.

## Reception Two

15'6" x 7'7" approx (4.73 x 2.33 approx)

LVT flooring, double glazed window to the side aspect, UPVC door to the side aspect, door leading through to reception three.

## Hallway

Doors leading off to rooms, wall mounted radiator, double glazed window to the side elevation, under the stairs storage cupboard providing useful additional storage space, carpeted staircase leading to the further two bedrooms.

## Reception Three

8'9" x 12'8" approx (2.67 x 3.87 approx)

LVT flooring, double glazed windows to both the rear and side aspects, wall mounted radiator.

## Bedroom One

11'3" x 13'3" approx into the bay window (3.45 x 4.05

approx into the bay window )

LVT karndean flooring, double glazed bay fronted window to the side aspect, wall mounted radiator.

## Shower Room

7'8" x 8'8" approx (2.35 x 2.65 approx)

LVT flooring, storage cupboard, WC, UPVC splashbacks, vanity handwash basin with mixer tap, walk-in shower enclosure with mains fed shower and rainwater shower attachment over, heated towel rail, recessed spotlights to the ceiling.

## Bathroom

7'4" x 8'8" approx (2.25 x 2.65 approx)

LVT flooring, tiled splashbacks, WC, heated towel rail, vanity wash hand basin with mixer tap, panelled bath with mixer tap and electric shower over, recessed spotlights to the ceiling.

## Bedroom Two

11'5" x 10'2" approx (3.49 x 3.11 approx )

Carpeted flooring, double glazed bay fronted window to the side elevation, wall mounted radiator.

## Reception One

13'0" x 24'1" approx (3.97 x 7.35 approx)

This spacious reception room benefits from having double glazed bi-fold doors giving access to the rear garden, LVT karndean flooring, two wall mounted radiators, spotlights to the ceiling, double glazed window to the side elevation, recessed spotlights to the ceiling.

## Bedroom Three

14'7" x 7'9" approx (4.45 x 2.37 approx)

Carpeted flooring, double glazed window to the side aspect, wall mounted radiator, storage to the eaves.

## Bedroom Four

10'11" x 10'11" approx (3.34 x 3.35 approx)

Carpeted flooring, double glazed window to the side aspect, wall mounted radiator, storage to the eaves.

## Rear of Property

To the rear of the property there is a large enclosed rear garden with patio area and garden laid to lawn, fencing to the boundaries, side gated access.

## Agents Notes: Additional Information

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

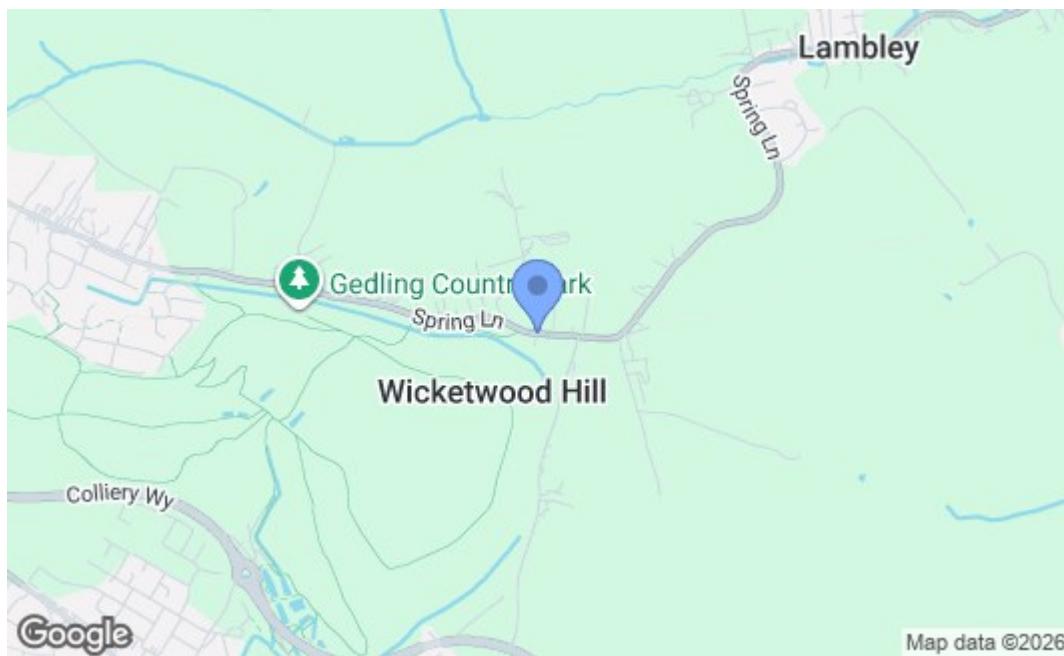
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

Disclaimer: All furniture has been used throughout.





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

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.