



Spring Lane,  
Lambley, Nottingham  
NG4 4PH

**£260,000 Freehold**





Situated in the heart of the sought-after Lambley Village, this well-presented three-bedroom semi-detached home offers generous living space, modern updates, and a prime location close to local shops, schools, and excellent transport links.

This chain-free property has been newly decorated and carpeted throughout, providing a fresh, ready-to-move-in feel. Upon entering, you are welcomed by a bright entrance hall, leading to two versatile reception rooms – perfect for family living or entertaining guests.

The ground floor also features a convenient downstairs W/C, while the modern family bathroom is located upstairs, alongside three spacious double bedrooms. One of the bedrooms boasts a walk-in wardrobe, adding a touch of luxury and ample storage.

Externally, the home benefits from a triple driveway, garage, and well-maintained front and rear gardens – ideal for outdoor relaxation or gardening enthusiasts. Additional storage or potential can be found in the loft space.

This lovely home combines village charm with practicality, making it ideal for families, professionals, or anyone looking to enjoy life in a peaceful yet well-connected location.



### ENTRANCE HALL

uPVC door, window, wall mounted radiator, carpet, understairs storage. Carpeted stairs rising to the first floor. Glass panel door to the living room.

### LIVING ROOM

12'4" x 19'11" (3.766 x 6.076)

Gas fire, bay window to the front, window to the rear, wall mounted radiator, multiple sockets throughout.

### KITCHEN

9'10" 13'5" (3.012 4.114)

Tiled floor, wall mounted radiator, glass panel door, electric oven with gas hob above, space and plumbing for a dishwasher, space and plumbing for a washing machine.

### TWIN ROOM EXTENSION

### REAR LEFT ROOM

8'0" x 9'7" (2.460 x 2.936)

Double sliding doors through to the garden, carpet, safety rails, carbon monoxide alarm.

### GROUND FLOOR WC

### REAR RIGHT ROOM

6'9" (2.074)

Views over the garden, wall mounted radiator, window looking back through to the original living room, archway through to the left side of the extension.

### FIRST FLOOR LANDING

Window with views over the front garden, airing cupboard housing brand new gas combination boiler.

### SHOWER ROOM

6'6" x 5'10" (2.003 x 1.793)

Three piece suite comprising double shower, assisted handrails, wall tiling floor to ceiling.

### FRONT RIGHT BEDROOM

8'10" x 12'6" (2.694 x 3.816)

Wall mounted radiators, newly carpeted, newly decorated, large windows overlooking the road.

### REAR RIGHT BEDROOM

10'8" x 12'5" (3.268 x 3.798)

Wall mounted radiators, newly carpeted, newly decorated, picture rail, views over the rear garden.

### REAR LEFT BEDROOM

9'10" x 7'4" (3.020 x 2.257)

Wall mounted radiator, newly carpeted, newly decorated, fitted storage cupboards, fitted walk-in wardrobe measuring 3.421m x 1.203.

### OUTSIDE

To the front of the property there is a large garden and a triple driveway providing ample off-street parking.

### GARAGE

Single garage with power.







| 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                     |         |           |
|                                                                 | 63      | 78        |
| 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.