



Spring Lane  
Lambley, Nottingham NG4 4PE

AN INDIVIDUAL FOUR-BEDROOM,  
DETACHED FAMILY HOME SITTING ON A  
LARGE PLOT WITH VIEWS

**Asking Price £800,000 Freehold**



THIS IS A STUNNING INDIVIDUAL, FOUR-BEDROOM DETACHED FAMILY PROPERTY.

Robert Ellis Estate Agents are pleased to bring to the market this impressive family property situated on Spring Lane, Lambley. Being traditionally constructed of brick to the external elevations all under a pitched tiled roof. The property benefits from modern conveniences such as UPVC double glazing and gas central heating.

In brief, the property comprises of an entrance porch, entrance hallway, a large open plan bay fronted lounge diner, a further bay fronted lounge, a fitted breakfast kitchen with an island and a sunny conservatory overlooking the rear garden. Located on the first floor off the landing are three good sized double bedrooms, a fourth bedroom, a family bathroom and a refitted shower room.

To the front of the property there are iron gates providing access to the large block paved driveway, a mature large laid to lawn garden and 3 concrete sectional garages. To the rear, there is an impressive mature garden with a paved patio area and a large laid to lawn garden with open countryside views.

Being situated in Mapperley just off Plains Road the property is within easy reach of the shopping facilities provided by both the 'Mapperley Top' shopping parade and the Arnold Town Centre which includes Sainsbury's and Asda stores as well as independent high street shops and several local pubs and restaurants. Situated next to the development there is also plenty of healthcare and sports facilities including Nuffield Gym and Mapperley Golf Club. The property is well located with excellent bus stops/routes within walking distance of the property.

Contact the office to arrange your viewing today.



### Entrance Porch

5'10 x 3' approx (1.78m x 0.91m approx)

Feature UPVC double glazed entrance door to the front elevation leading into the entrance porch. Feature UPVC double glazed windows to the front elevation. Glazed entrance door leading into the entrance hallway. Gas meter point.

### Entrance Hallway

Glazed windows to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Staircase leading to the first floor landing. Built-in under the stairs storage cupboard. Internal doors leading into the lounge, kitchen diner and lounge diner.

### Lounge

14'06 x 11'09 approx (4.42m x 3.58m approx)

UPVC double glazed bay fronted window to the front elevation. UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Feature inset living flame fireplace.

### Kitchen Diner

19'05 x 17'04 approx (5.92m x 5.28m approx)

UPVC double glazed windows to the side and rear elevations. Velux roof windows. UPVC double glazed doors leading into the conservatory and rear porch. Wall mounted radiators. Ceiling light points. Recessed spotlights to the ceiling. Range of matching wall, base and drawer units incorporating granite worksurfaces over. Central island unit with ample seating space and storage cupboards below. 1.5 bowl sink and drainer unit with dual heat tap above. Space and point for a freestanding range cooker with a built-in extractor unit above. Space and point for a freestanding fridge freezer. Space and plumbing for an automatic washing machine. Space and point for a freestanding tumble dryer. Ample space for dining table. Gas central heating combination boiler housed within matching cabinet.

### Rear Porch

5'10 x 2'11 approx (1.78m x 0.89m approx)

UPVC double glazed windows to the side elevation. UPVC double glazed entrance doors to the front and rear elevations.

### Lounge Diner

25'11 x 12'11 approx (7.90m x 3.94m approx)

UPVC double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Wall light points. Coving to the ceiling. Feature fireplace incorporating a cast iron multi-fuel burner with a wooden mantle, marble surround and tiled hearth. UPVC double glazed sliding doors leading into the conservatory.

### Conservatory

13'06 x 8'09 approx (4.11m x 2.67m approx)

UPVC double glazed windows to the side and rear elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point. Brick-built draft walls. UPVC double glazed French doors leading to the enclosed rear garden.

### First Floor Landing

Carpeted flooring. Ceiling light point. Loft access hatch. Airing cupboard (7'04 x 3'2 approx.) with wooden flooring, ceiling light and a UPVC double glazed window to the rear elevation. Internal doors leading into bedroom 1, 2, 3, 4, family bathroom and family shower room.

### Bedroom 1

13' x 12'4 approx (3.96m x 3.76m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in wardrobes, bedside tables, over the bed storage cupboards and a dressing table with storage drawers.

### Bedroom 2

11'08 x 11'03 approx (3.56m x 3.43m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in wardrobes, bedside tables and a dressing table with storage drawers.

### Bedroom 3

10'1 x 9'01 approx (3.07m x 2.77m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in wardrobes.

### Bedroom 4

6'10 x 6'03 approx (2.08m x 1.91m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in storage cupboards and shelving.

### Family Bathroom

10'4 x 9'5 approx (3.15m x 2.87m approx)

UPVC double glazed window to the rear elevation. Tiled splashbacks. Wall mounted radiator. Ceiling light point. 3 piece suite comprising of a panel bath with hot and cold taps, vanity hand wash basin with hot and cold taps and built-in storage cupboards and a low level flush WC.

### Family Shower Room

6'08 x 5'11 approx (2.03m x 1.80m approx)

UPVC double glazed window to the rear elevation. Tiled flooring Tiled splashbacks. Wall mounted radiator. Ceiling light point. Recessed spotlights to the ceiling. Coving to the ceiling. 3 piece suite comprising of a walk-in shower enclosure with a mains fed shower above, hand wash basin with dual heat tap and a low level flush WC.

### Front of Property

To the front of the property there are iron gates providing access to the large block paved driveway, a mature large laid to lawn garden with hedging and fencing to the boundaries and 3 concrete sectional garages.

### Rear of Property

To the rear of the property there is an enclosed landscaped mature rear garden with a large laid to lawn garden, a large paved patio area, outside exterior lighting, outside tap, mature shrubbery and trees planted to the borders and hedging to the boundaries.

### Single Concrete Sectional Garage

Up and over door.

### Single Concrete Sectional Garage

16'02 x 4'10 approx (4.93m x 1.47m approx)

Up and over door. Side access door. Window to the rear.

### Tandem Garage

20'1 x 18'8 approx (6.12m x 5.69m approx)

Up and over door. Side access door. Window to the rear.

### Agents Notes: Additional Information

Council Tax Band: G

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: Yes

Broadband: BT, Sky

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

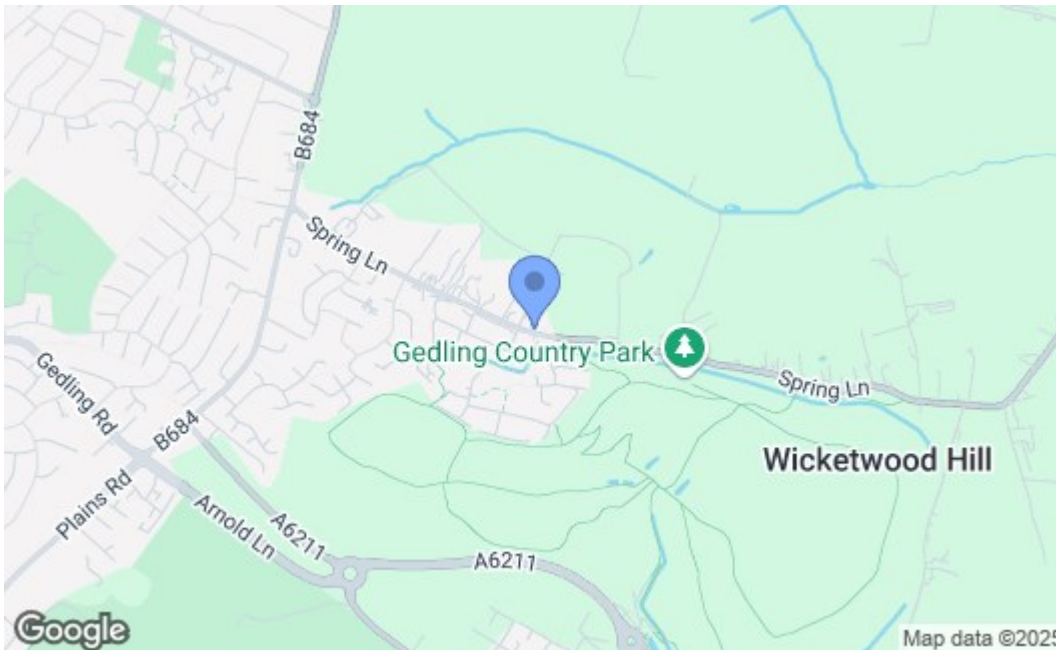
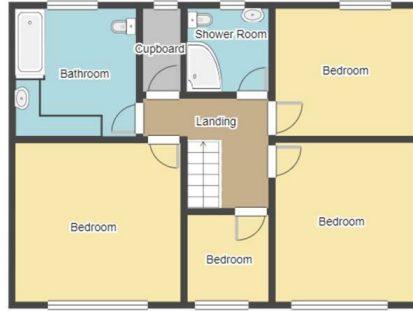
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



### Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

### England & Wales Environmental Impact (CO<sub>2</sub>) Rating

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		

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.