



Guide Price £350,000-£360,000

Steeles Way, Lambley, Nottingham NG4 4QN

EPC Rating C



Extended and well presented detached bungalow in a cul-de-sac position. In brief, a composite door leads to an entrance lobby with a door into the living room which has a feature bow window to the front and a remote controlled log burning style gas fire. Dining room, which can be utilised as a third bedroom, has French doors onto the rear garden and a walk in storage cupboard. The Kitchen is fitted with a range of wall and base units, has an integrated fridge freezer, spaces for a freestanding cooker, washing machine and space for a tumble dryer. An inner lobby, with access to the loft, has doors to the two bedrooms, both with fitted wardrobes and to the shower room, fitted with a white three piece suite. There is parking at the front, a garage and gated access at the side leading to an enclosed rear garden, landscaped with lawn, paved and gravelled patio areas, borders for plants and shrubs and a shed. The double glazed accommodation also benefits from having a newly fitted boiler in August 2023.

Lambley is a picturesque village with public houses/restaurants, a primary school, bus and road links to Mapperley and Epperstone/Oxton By pass (A6097).

- Freehold

ENTRANCE PORCH 5' 11" x 3' 10" (1.8m x 1.17m)

LIVING ROOM 16' 10" x 12' 9" (5.13m x 3.89m)

KITCHEN 13' 10" x 6' 9" (4.22m x 2.06m)

SHOWER ROOM 6' 10" x 5' 10" (2.08m x 1.78m)

DINING ROOM / BEDROOM THREE 15' 9" x 7' 11" (4.8m x 2.41m)

WALK IN STORE 8' 5" x 5' 0" (2.57m x 1.52m)

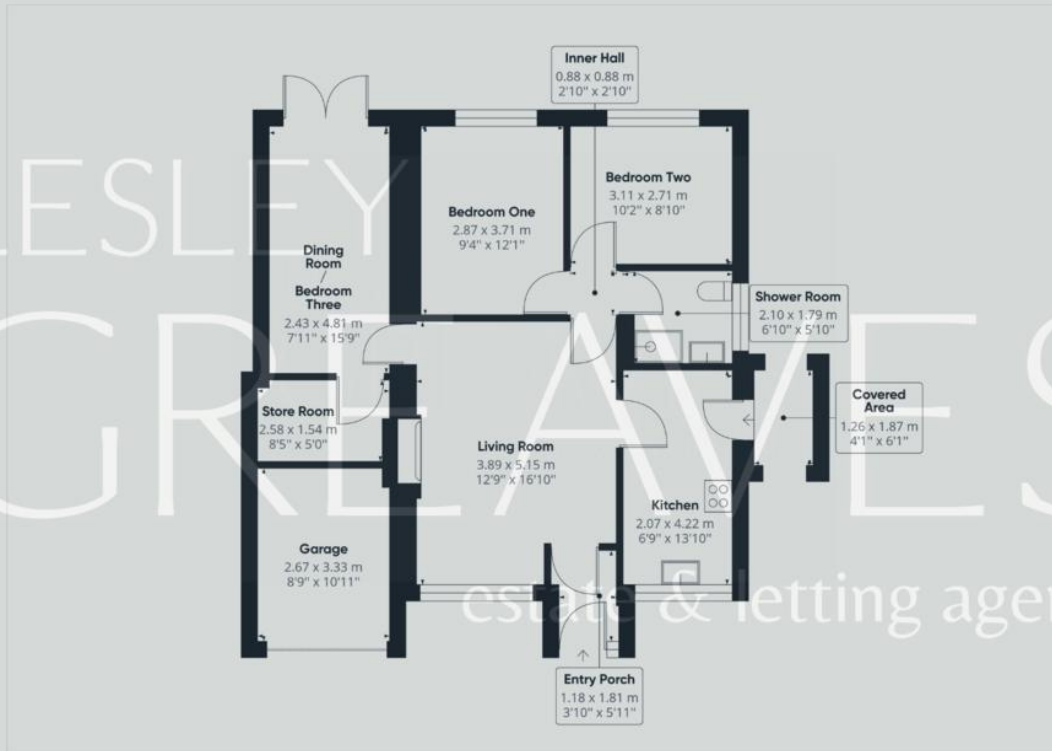
BEDROOM ONE 12' 1" x 9' 4" to the back of the wardrobes (3.68m x 2.84m)

BEDROOM TWO 10' 2" x 8' 10" to the back of the wardrobes (3.1m x 2.69m)

GARAGE 10' 11" x 8' 9" (3.33m x 2.67m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





COUNCIL TAX BAND: D

LOCAL AUTHORITY: Gedling Borough Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

