



Guide Price £195,000-£200,000

Lambie Close, Wollaton, Nottingham NG8 1NR

EPC Rating TBC



Modernised terrace family home in the popular location of Wollaton . In brief the accommodation spans two floors and comprises an entrance hallway with under stair storage cupboard and downstairs WC, living room with bow window and re-fitted kitchen diner with integrated fridge freezer, dishwasher, fitted double oven, microwave, ceramic hob and patio doors onto the rear garden. To the first floor are three good size bedrooms, a modern re-fitted shower room with power rain head shower, two further storage cupboards off the landing and access to the partially boarded loft via a pull down ladder. There are low maintenance gardens to both the front and rear as well as two outside stores and communal parking bays. Wollaton is a popular suburb with schools, great public transport links into Nottingham City Centre and of course home to the historical Wollaton Hall, museum and deer park.

ENTRANCE HALL 9' 10" x 5' 10" maximum measurements (3m x 1.78m)

KITCHEN DINER 21' 6" x 8' 4" (6.55m x 2.54m)

LIVING ROOM 12' 7" x 12' 3" (3.84m x 3.73m)

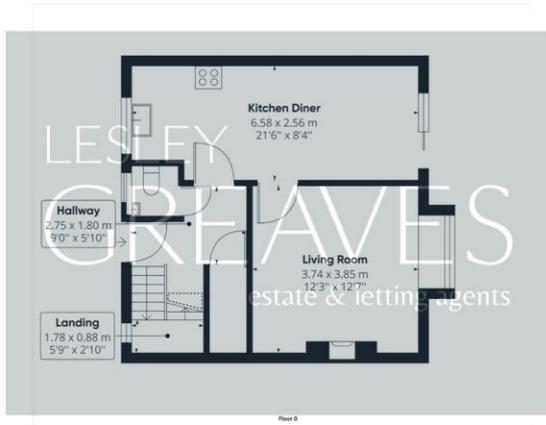
SHOWER ROOM 8' 2" x 5' 9" (2.49m x 1.75m)

BEDROOM ONE 15' 6" x 8' 4" (4.72m x 2.54m)

BEDROOM TWO 15' 6" x 7' 4" (4.72m x 2.24m)

BEDROOM THREE 12' 4" x 5' 5" (3.76m x 1.65m)





COUNCIL TAX BAND: A

LOCAL AUTHORITY: Nottingham City Council

20 Main Road
Gedling
Nottingham
NG4 3HP

Contact Us
www.lesleygreaves.co.uk
sales@lesleygreaves.co.uk
0115 987 7337

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.



Company Registration Number: 5773186 | VAT Number: 917862296