Emma Terry Homes

moving made personal



47 Catfoot Lane

Lambley, Nottingham, NG4 4QF

Asking price £595,000

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47 Catfoot Lane, Lambley, Nottingham NG4 4QF

A beautifully positioned three-bedroom detached bungalow, situated in an enviable setting on the edge of the highly regarded village of Lambley, enjoying lovely views over the surrounding open countryside. The property offers spacious and versatile accommodation, together with a gated driveway, attractive garden and excellent access to the village and surrounding countryside.

The accommodation is approached via an entrance hall leading to a separate lounge, providing a comfortable and private reception space. There is also a spacious kitchen/breakfast room, offering an excellent area for everyday family life, together with a separate utility room and convenient WC.

A particularly impressive living room features a striking roof lantern, creating a bright and spacious room, with French doors opening directly onto the rear garden. The dining room provides an additional reception space for entertaining or family meals.

The property offers three double bedrooms, with the benefit of three bathrooms, providing flexibility for family living and guests.

Outside, the property enjoys an attractive position with the surrounding countryside providing a wonderful backdrop. The garden provides plenty of space for outdoor seating and entertaining, while the property's position gives easy access to the beautiful countryside and walks. The property also benefits from solar panels, providing an energy-efficient addition to the home.

Lambley is a popular conservation village with a strong community feel and a range of amenities, including the highly regarded Lambley Primary School, village pubs and local facilities. The renowned Lambley Dumbles are close by, offering beautiful woodland walks, while the nearby Mapperley Plains provides a wider range of shops and amenities. The property is also well placed for access to Nottingham and surrounding areas.

A fantastic opportunity to acquire a spacious and versatile detached bungalow in a desirable village and countryside setting.







ENTRANCE HALL
Entrance door to property, a central heating radiator, access through to Kitchen/Breakfast Room, door through to Lounge and stairs to first floor.

LOUNGE
A central heating radiator, gas stove and double glazed bay window to front with shutters.

KITCHEN/BREAKFAST ROOM
A variety of wall and base units, inset 1 1/2 bowl sink with mixer tap and work top drainer, bult-in oven and grill, gas hob with extractor fan, integrated dishwasher and wine fridge, space for fridge/freezer, access through to Living Room and door to Hallway.

LIVING ROOM
Two central heating radiators, roof lantern and French doors with sidelights to rear.

DINING ROOM
A central heating radiator.

HALLWAY
Doors through to Utility and Bedroom 1 and 2.

UTILITY
A central heating radiator, 1 1/2 bowl sink with mixer tap and drainer, space for washing machine and dryer, double glazed window to side and doors through to WC and Garage.

WC
Low level flush WC, wash hand basin with hot and cold tap and a central heating radiator.

BEDROOM 1
A central heating radiator, fitted wardrobes, two double glazed windows to rear and door to Ensuite.

ENSUITE
Low level flush WC, wash hand basin in vanity unit with mixer tap, shower cubicle, two heated towel rails and double glazed obscure window to side.

BEDROOM 2
A centra heating radiator, fitted wardrobe, double glazed bay window with shutters to front and door to Shower Room.

SHOWER ROOM
Wash hand basin in vanity unit with mixer tap, shower cubicle and a heated towel rail.

STAIRS TO FIRST FLOOR

STUDY
Velux window and door through to Bedroom 3.

BEDROOM 3
A central heating radiator, Velux window and double glazed window to front.

BATHROOM
Low level flush WC, wash hand basin with mixer tap, bath with hot and cold tap, a central heating radiator and Velux window.

OUTSIDE
The property is approached via a gated driveway providing off-street parking for multiple vehicles, with access to the garage and gated access leading through to the rear garden. The generous rear garden features a large lawn, paved patio and seating areas, together with an outside tap, useful storage shed and workshop. The garden is enclosed by established hedging, bushes and shrubs and enjoys beautiful views over the surrounding open countryside.

GARAGE
Power and lighting.

WORKSHOP
Power and Lighting.





















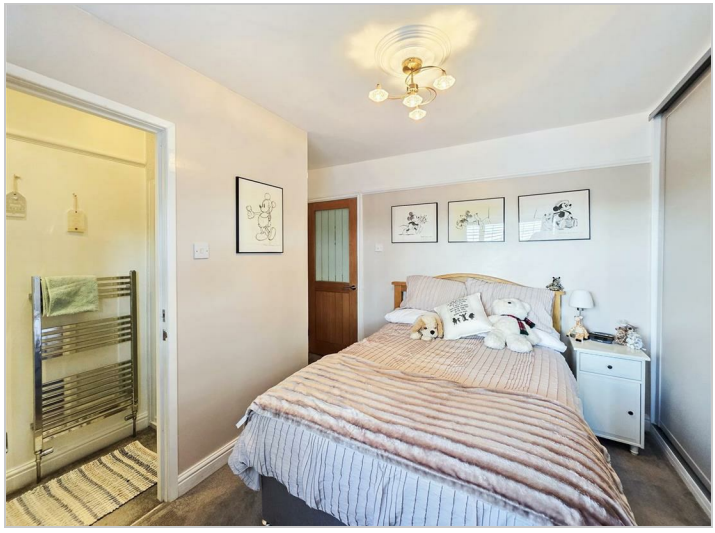






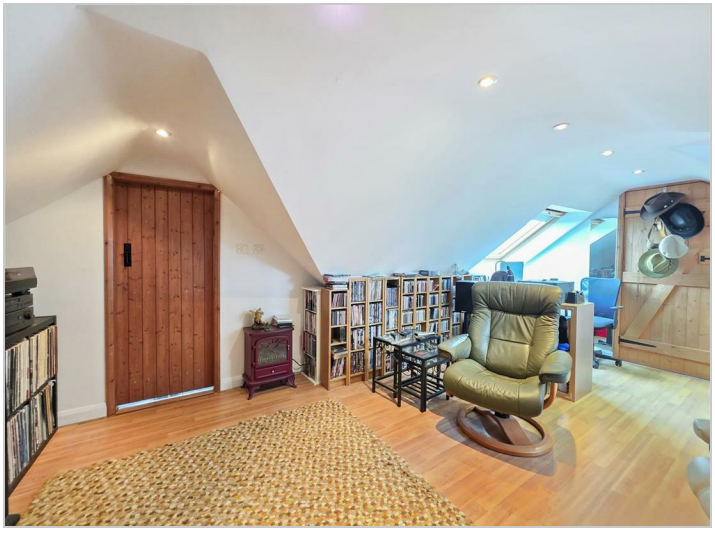














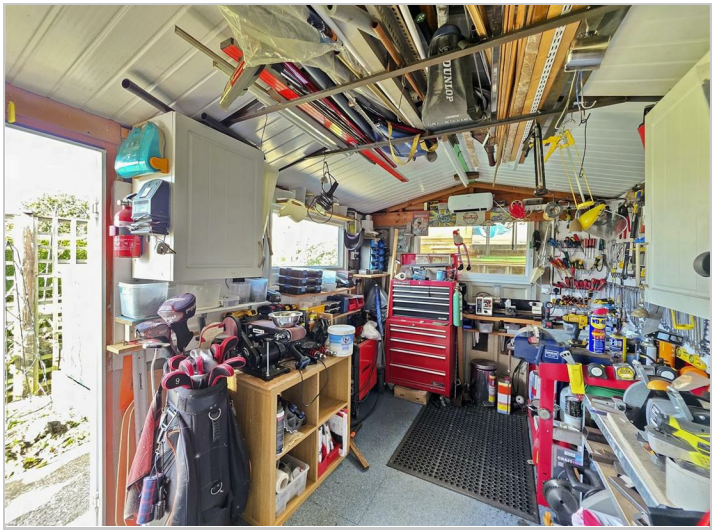











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Road Map

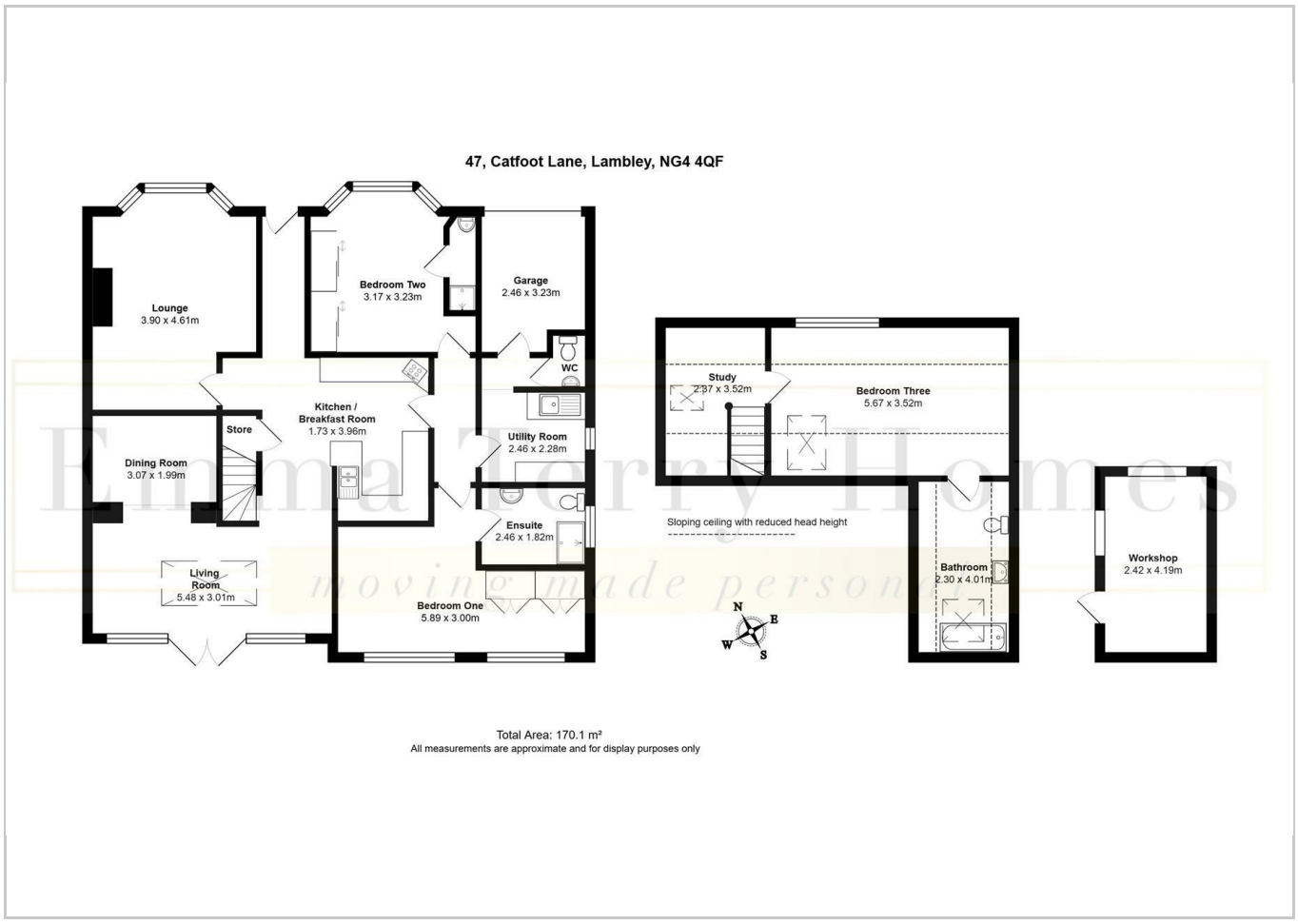


Hybrid Map



Terrain Map

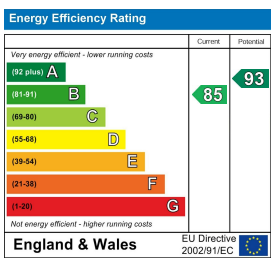




Viewing

Please contact our Emma Terry Homes Office
on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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