



**49 Catfoot Lane, Lambley – NG4 4QF**  
**£525,000 – £550,000**



## 49 Catfoot Lane

Lambley, Nottingham

GUIDE PRICE £525,000 - £550,000. Superb two bedroom detached bungalow with amazing countryside views over Lambley & beautifully presented accommodation, with a generous south-westerly facing rear garden!

Council Tax band: E

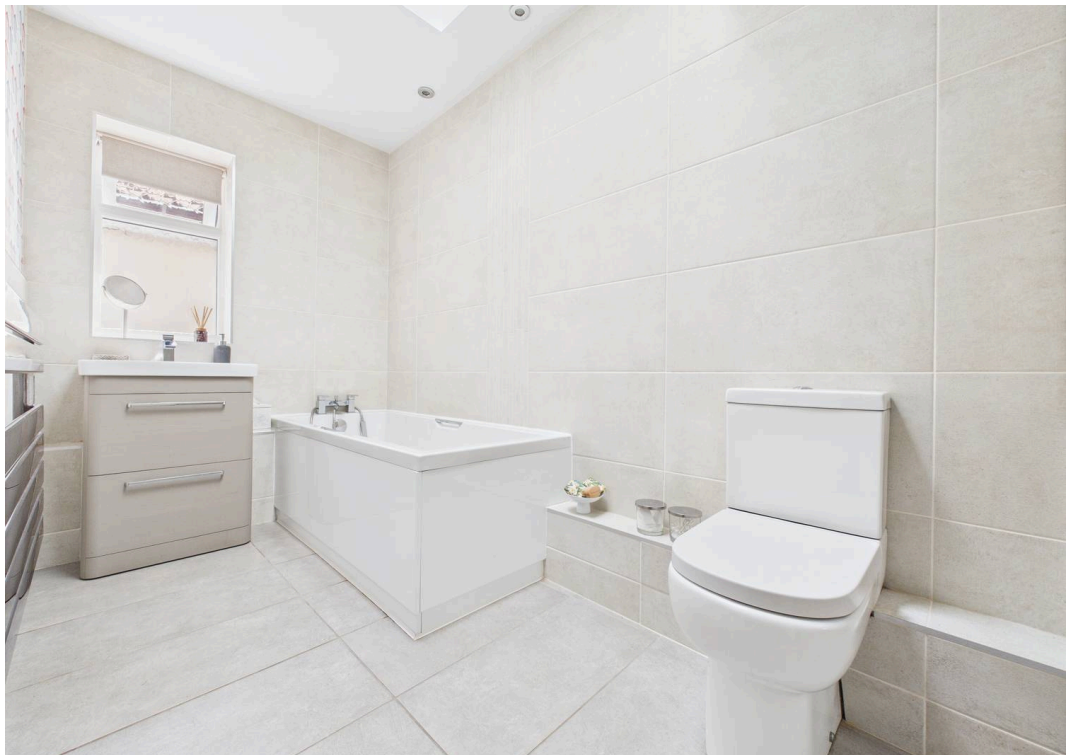
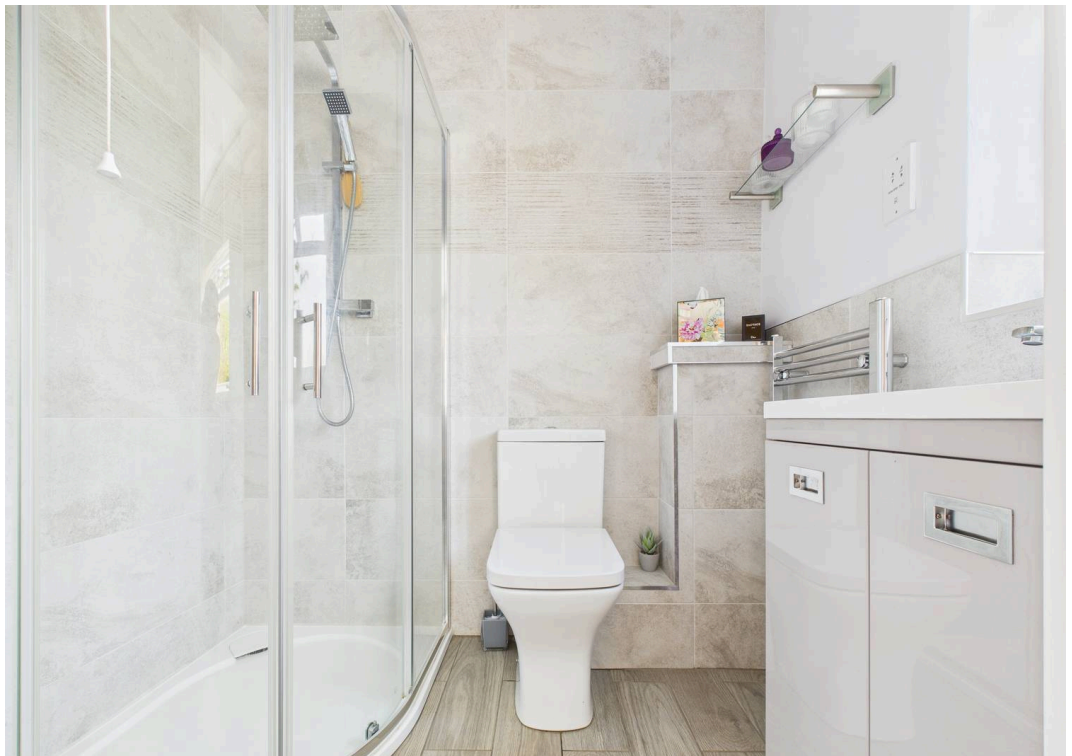
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautifully presented detached bungalow with countryside views in the sought after area of Lambley
- Ideally positioned in a village location with Mapperley's amenities, shops and transport links close by
- Stunning lounge/dining room with half-vaulted ceiling and lounge area with feature gas stove fire
- Stylish breakfast kitchen with half-vaulted ceiling, breakfast bar and a range of integrated appliances
- Useful utility room with storage cupboards and space for freestanding appliances
- Two spacious double bedrooms (main bedroom with dressing area and en-suite shower room)
- Modern en-suite shower room with vanity basin and dual-head rainfall shower
- Bright and spacious modern three-piece bathroom suite with feature skylight and vanity basin with storage
- Beautiful, generously sized south-west facing







Approximate total area<sup>(1)</sup>

106.2 m<sup>2</sup>  
1141 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## David James Estate Agents

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