

Chesil Cottage, 7 The Corner, Lowdham, NG14 7AE



ROYSTON
& LUND



Asking price £325,000

- Four bedroomed Cottage
- 24 ft Lounge/Diner
- Dining room & Office
- Downstairs Shower room
- Family Bathroom
- EPC F
- Gardens to three sides
- Open Views To Front
- Flood Defence System





**Chesil Cottage, 7 The Corner,
Lowdham, NG14 7AE**

Guide Price £325,000 - £350,000 A unique opportunity to purchase this detached cottage which boasts many character features whilst enjoying wonderful open views over the local playing fields and open farmland beyond. Situated in the heart of the popular village of Lowdham. Chesil Cottage is a substantial family home tucked off Main Street providing established private gardens and open views. The accommodation briefly comprises; entrance porch with quarry tiled flooring flowing through to the dining room complete with open fireplace, generous lounge diner with multi fuel open burner,



VIEWING: Please telephone our West Bridgford office on 0115 981 1888.

RENTAL DEPARTMENT: Royston & Lund also operate a rental office covering all aspects of lettings and property management. For further details please contact them direct on 0115 914 1122.

Directions

Travelling away from West Bridgford on the A52 passing Radcliffe on Trent and at the Bingham roundabout take the first exit onto the A46 towards Newark coming off at the first slip road signposted towards Lowdham A6097 follow the road over Gunthorpe Bridge, into the village of Lowdham take the third exit at the roundabout onto the A612 Southwell Road and first left turn onto Main Road and turn left shortly before Lowdham Stores into a private cul de sac where parking can be found at the front of the Double Garage which is clearly signed as No 7. Access to the property is a short walk round to the property

Agents Note

The property has the benefit of a new flood defence system which includes aluminium flood defence barriers for the external doorways with easy deployment in the event of a flood situation, floor membrane, water- based wall repellent to the internal walls, non-return valve will prevent the backflow of sewage back up the system into the property, A sump and pump system sits below the ground floor to pump out water which enters through the ground. Details available on request

Accommodation

Glazed solid wood front entrance door gives access to the:

Entrance Porch

With quarry tiled floor, radiator, double glazed window to the side elevation, overhead light and opening into the:

Dining Room

11'10" x 11'1" (3.61m x 3.38m)

With double glazed window overlooking the cottage garden, with quarry tiled floor, feature open brick chimney breast with exposed beams, tv aerial point, radiator and opening into the:

Inner Hallway

With stairs leading to the first floor with wooden balustrade and turned spindles, understairs storage cupboard, radiator, quarry tiled floor, smoke alarm and doors giving access to:

Office

11'4" x 10' (3.45m x 3.05m)

With wooden double glazed double opening french doors onto the front patio with matching wooden double glazed windows to the side, exposed beams, quarry tiled floor, radiator

Lounge/Diner

24'7" x 12' (7.49m x 3.66m)

Enjoying a dual aspect with wooden bow bay double glazed window to the front elevation, overlooking the front Sports field, with further open countryside views over neighbouring farmland, glazed window overlooking the rear courtyard garden, and glazed french doors opening onto the side patio and garden, two radiators, exposed beams, brick fireplace with tiled hearth and open fire, wooden mantle over, tv aerial point, solid oak wooden floor, recessed shelving, light dimmer switches, wall lighting.

Kitchen

11'11" x 8'5" (3.63m x 2.57m)

Fitted with a range of cream fronted solid wood wall drawer and base units with solid oak wood work surfaces over, built in Belfast style sink unit, Egyptian stone flooring, Sandringham range style Belling double oven and grill with warming tray, five ring gas hob with warming plate, an additional two rings beneath, tiled splashback, double width extractor fan, double glazed window overlooking the front garden and neighbouring Sports field and farmland, plumbing for dishwasher, and radiator

Utility Room

9'4" x 6'3" (2.84m x 1.91m)

With Belfast sink and work surface with plumbing for washing machine beneath, space for American style fridge/freezer, quarry tiled floor, part tiling to walls, and wall mounted gas central heating boiler, obscure glazed window to the side elevation, solid wood glazed door to the rear elevation

Downstairs Shower Room

Fitted with a contemporary white three piece suite, comprising corner shower cubicle with electric Mira Sport power shower over, pedestal wash hand basin, low flush w.c and tiling to walls and floor, radiator, obscure double glazed window to the rear elevation, electric shaver point

First floor Landing

With built in cupboards, access to eaves storage, velux window to the rear elevation, exposed beam, smoke alarm, double glazed window to the half landing, doors giving access to;

Bedroom One

12'1" x 12'5" to wardrobe (3.68m x 3.78m to wardrobe)

With fitted wardrobes, to one wall and exposed wooden floor, replaced solid wood sash double glazed windows overlooking the Sports field and neighbouring farmland, tv aerial point, radiator

Bedroom Two

11'4" x 10'2" (3.45m x 3.10m)

With replacement solid wood sash double glazed windows overlooking the Sports field, with open countryside views and exposed wooden floor, radiator

Bedroom Three

11'9" x 8'3" (3.58m x 2.51m)

With glazed window to the side elevation with exposed wooden floor, radiator, fitted wardrobes to one wall, access to loft space

Bedroom Four

13'1" x 9'1" (3.99m x 2.77m)

With double glazed windows to the rear and side elevations, access to loft space, built in airing cupboard housing the hot water cylinder, radiator

Bathroom

Fitted with a four piece suite comprising bath, low flush w.c and bidet, pedestal wash hand basin, part tiling to walls, obscure double glazed window to the rear elevation, fitted wall cabinet, sealed cork flooring.

Outside

Access to the property is at the rear where there is shared access over the front of No 6 where there is double gated access leading to a brick paved patio with porch to the Utility room and arch and door giving access to the Entrance Hallway.

There is a courtyard garden with a variety of plants shrubs and perennial flowers, pond, coal bunker, automatic pump flood defence system, useful storage area for bins, side block paved patio area leads round to the side and front gardens which are laid to lawn with a variety of plants shrubs and perennial flowers in the surrounding borders. There is a gate giving access to the front dyke, and a swinging seating area with pergola . The front garden has attractive open views over the Sports field and there is an arch with steps leading down to the private patio area which then gives access to the storage shed at the side.

Services

Gas, electricity, water and drainage are connected.

Council Tax Band

The local authority have advised us that the property is in council tax band F, which we have advised, currently incurs a charge of £2564.12. Prospective purchasers are advised to confirm this.

Property to sell?

Please call us for a FREE VALUATION. Our competitive fees include; colour sales particulars, advertising in Nottingham Property Post, coverage on numerous Websites including Rightmove.We operate an extensive data base with E-mail & SMS text updates and a prime office location in central West Bridgford with 7 Day opening. We offer this on a No Sale No Fee basis.

Opening Hours

Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm and Sunday 10.00am to 12.00pm.

Money Laundering

Money Laundering: When an offer is put forward we are obliged by law to ask the prospective buyer for confirmation of their identity which will include a copy of their passport or drivers licence and a recent utility bill to prove residence. This will be required before solicitors can be instructed.

Additional Services

SURVEY DEPARTMENT. We can also assist with your SURVEY requirements which include Homebuyers Reports and Building Surveys as well as RICS Valuations. MORTGAGE ADVICE. This is provided through our association with Oliver Jones Associates Ltd. At 33 Loughborough Road, West Bridgford. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. Written quotations are available on request. A life assurance policy may be required.

Ground Floor

Approx. 905.6 sq. feet



First Floor

Approx. 777.8 sq. feet

