



# £420,000

LAMBLEY ROAD  
LOWDHAM

- RE-FITTED FOUR PIECE BATHROOM
- EN-SUITE SHOWER ROOM
- UTILITY ROOM
- LOG BURNER
- OPEN PLAN KITCHEN DINER
- FAMILY ROOM
- STUDY / GYM



## Extended and Renovated Detached Bungalow in Quiet Cul-de-Sac

THIS EXTENDED AND INTERNALLY RENOVATED DETACHED BUNGALOW IS SITUATED IN A PEACEFUL CUL-DE-SAC AND AWAITS SOME EXTERNAL AESTHETIC FINISHING TOUCHES.

THE OPEN-PLAN ENTRANCE HALLWAY, COMPLETE WITH BUILT-IN STORAGE, FLOWS INTO THE SPACIOUS KITCHEN, DINING, AND FAMILY ROOM. FRENCH DOORS OPEN ONTO THE GARDEN, CREATING A SEAMLESS INDOOR-OUTDOOR LIVING EXPERIENCE. THE KITCHEN BOASTS AN OVEN, FIVE-RING GAS HOB, INTEGRATED DISHWASHER, FRIDGE, AND FREEZER, AND FEATURES A COZY LOG-BURNING STOVE IN THE FAMILY LIVING AREA. ADDITIONALLY, THERE IS A UTILITY ROOM WITH UNDER-COUNTER SPACE FOR A WASHING MACHINE AND DRYER.

THE BUNGALOW OFFERS FOUR BEDROOMS, WITH THE MASTER BEDROOM FEATURING A BUILT-IN WARDROBE AND A MODERN EN-SUITE SHOWER ROOM. THE CONTEMPORARY BATHROOM IS FITTED WITH A FOUR-PIECE WHITE SUITE, INCLUDING A FREESTANDING BATH AND SHOWER CUBICLE.

EXTERNALLY, THE PROPERTY INCLUDES FRONT PARKING, SURROUNDING GARDENS, AND A PURPOSE-BUILT STUDY/GYM.

VIEWINGS ARE HIGHLY RECOMMENDED TO APPRECIATE THE SIZE, LAYOUT, LOCATION, AND POTENTIAL OF THIS HOME.

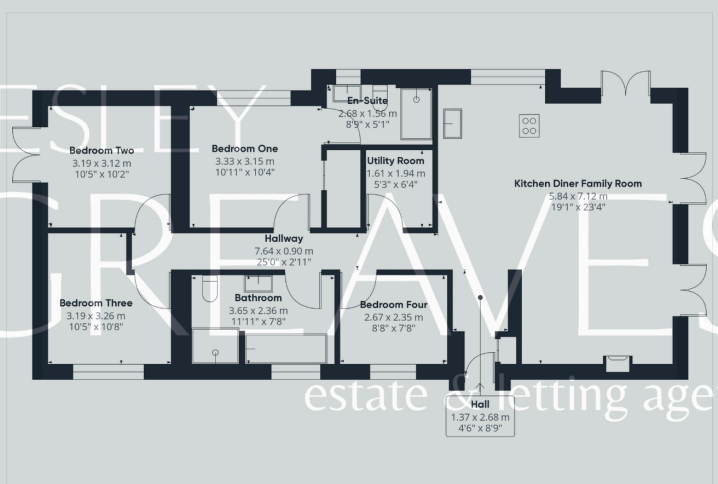
LOWDHAM IS A SOUGHT-AFTER VILLAGE OFFERING BOTH RAIL AND DIRECT BUS ROUTES INTO NOTTINGHAM CITY CENTRE. LOCAL AMENITIES INCLUDE A CO-OP, POST OFFICE, PUBLIC HOUSES/RESTAURANTS, DOCTORS, CHEMIST, AND A PRIMARY SCHOOL.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; NEWARK AND SHERWOOD DISTRICT COUNCIL
- MEASUREMENTS; 105 SQ METERS





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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