



# £550,000

TON LANE  
LOWDHAM

- DETACHED COTTAGE
- FOUR BEDROOMS
- FOUR RECEPTION ROOMS
- SPACIOUS KITCHEN/DINER
- DOWNSTAIRS SHOWER ROOM
- EPC D



# Characterful Four-Bedroom Cottage with No Onward Chain

NESTLED IN THE SOUGHT-AFTER LOCATION OF LOWDHAM, CLOSE TO LOCAL AMENITIES INCLUDING SHOPS AND SCHOOLS AND OFFERING EXCELLENT TRANSPORT LINKS TO SURROUNDING AREAS, THIS CHARMING COTTAGE IS OFFERED TO THE MARKET WITH NO ONWARD CHAIN, MAKING IT AN IDEAL OPPORTUNITY FOR A SMOOTH AND STRAIGHTFORWARD PURCHASE.

THE ENTRANCE HALLWAY PROVIDES ACCESS TO THE LIVING ROOM WITH A LOG BURNER AND THE STAIRCASE TO THE FIRST FLOOR AND OFFERS THE POTENTIAL TO BE USED AS AN ADDITIONAL RECEPTION AREA, CREATING A CLEAR AND WELL-DEFINED FLOW THROUGHOUT THE GROUND FLOOR.

AN INNER HALLWAY PROVIDES ACCESS TO A DOWNSTAIRS SHOWER ROOM, A VERSATILE RECEPTION ROOM WITH A LOG BURNER IDEAL AS A SNUG, DINING ROOM OR ADDITIONAL LIVING SPACE AND A FURTHER RECEPTION ROOM CURRENTLY USED AS AN OFFICE.

THE KITCHEN/DINER IS ENHANCED BY SKYLIGHTS THAT FLOOD THE SPACE WITH NATURAL LIGHT AND IS COMPLEMENTED BY A SEPARATE UTILITY ROOM, OFFERING ADDITIONAL STORAGE AND WORKSPACE WITH DIRECT ACCESS TO THE GARAGE FOR EVERYDAY CONVENIENCE.

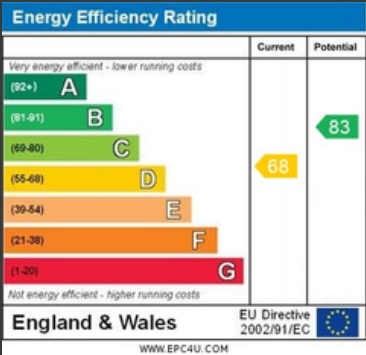
TO THE FIRST FLOOR, THE PROPERTY OFFERS FOUR WELL-PROPORTIONED DOUBLE BEDROOMS, ALL PROVIDING GENEROUS AND FLEXIBLE ACCOMMODATION. THE MAIN BEDROOM BENEFITS FROM FITTED WARDROBES AND A EN SUITE BATHROOM, CREATING A COMFORTABLE MAIN SUITE. THE REMAINING BEDROOMS ARE SERVED BY A SEPARATE SHOWER ROOM, IDEAL FOR FAMILY LIVING OR VISITING GUESTS.

A SPACIOUS LANDING CONNECTS ALL ROOMS AND PROVIDES ADDITIONAL STORAGE, COMPLETING THE FIRST FLOOR ACCOMMODATION.

THE PROPERTY IS SET WITHIN ATTRACTIVE AND WELL-MAINTAINED GROUNDS, OFFERING A GOOD BALANCE OF LAWNED GARDEN AND PAVED AREAS. TO THE REAR/SIDE OF THE PROPERTY IS A GENEROUS PATIO AREA, IDEAL FOR OUTDOOR DINING AND ENTERTAINING, WITH A USEFUL SHED AND ADDITIONAL STORAGE, ALONG WITH OUTHouses PROVIDING EXCELLENT VERSATILITY. THE PROPERTY FURTHER BENEFITS FROM A GARAGE AND SOLAR PANELS, ENHANCING ENERGY EFFICIENCY.

OVERALL, THE PROPERTY OFFERS FLEXIBLE LIVING SPACE WITH A PRACTICAL LAYOUT, WELL SUITED TO MODERN FAMILY LIFE WHILE RETAINING THE CHARM AND CHARACTER EXPECTED OF A COTTAGE.

- FREEHOLD
- COUNCIL TAX; BAND F
- LOCAL AUTHORITY; NEWARK AND SHEWROOD DISTRICT COUNCIL
- MEASUREMENTS; 211 SQ METERS

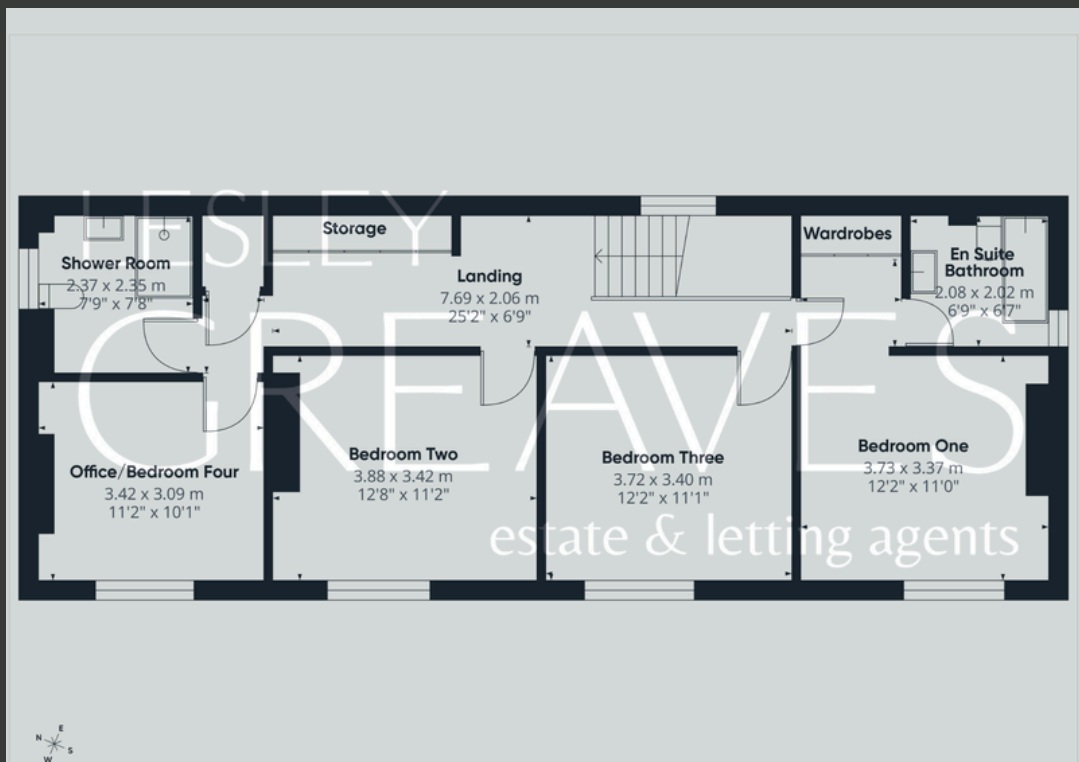












Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

## Lesley Greaves Estate & Lettings Agents

22 Main Road ,Gedling, Nottingham, NG4 3HP

0115 987 7337

[sales@lesleygreaves.co.uk](mailto:sales@lesleygreaves.co.uk)