

# JOHNSONS & PARTNERS

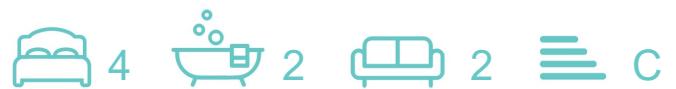
Estate and Letting Agency



## MORLEYS CLOSE, LOWDHAM

NOTTINGHAM, NG14 7HN

ASKING PRICE £330,000



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LOWDHAM, NOTTINGHAM, NG14 7HN

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A four bedroom detached house, located within this extremely popular cul de sac, close to the heart of this sought after village. The property also comes to the market with the added incentive of having 'no upward chain' which helps to simplify the whole buying process. There are a range of amenities close by including schools, shops, pubs and eateries, as well as regular public transport services including rail links, and recreational facilities.

In brief the accommodation comprises entrance porch, reception hallway, lounge, dining area, conservatory, kitchen, utility room and a ground floor WC completes this floor. On the first floor landing there is a principal bedroom with en suite, three further bedrooms and a family bathroom. To the outside, there is a low maintenance front garden and driveway for multiple vehicles as well as giving access to the integral garage with electric door. To the rear is a low maintenance private garden.

We strongly recommend an internal viewing of this 'family sized' home in order to fully appreciate the full potential being offered, together with the great location. Contact us now to book your personal viewing appointment.

Entrance Porch  
4'3 x 3'9 (1.30m x 1.14m)

Reception Hallway  
4'1 x 3'10 (1.24m x 1.17m)

Lounge  
15'11 x 13'8 maximum (4.85m x 4.17m maximum)

Dining Area  
9'3 x 6'8 (2.82m x 2.03m)

Conservatory  
9'3 x 6'8 (2.82m x 2.03m)

Kitchen  
12' x 9'2 (3.66m x 2.79m)

Utility Room  
5'2 x 4'11 (1.57m x 1.50m)

WC  
4'11 x 3'9 (1.50m x 1.14m)

First Floor Landing

Principal Bedroom  
11'5 x 10'1 (3.48m x 3.07m)

En Suite  
5'9 x 5'3 (1.75m x 1.60m)

Bedroom Two  
11'5 x 9'6 (3.48m x 2.90m)

Bedroom Three  
14'1 x 8'8 (4.29m x 2.64m)

Bedroom Four  
8'8 x 8'8 (2.64m x 2.64m)

Family Bathroom  
6'10 x 6'3 (2.08m x 1.91m)

Garage

Gardens Front & Rear

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Newark and Sherwood Council – Tax Band D

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

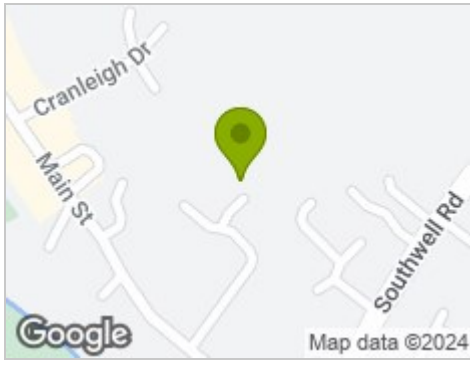
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



## Road Map



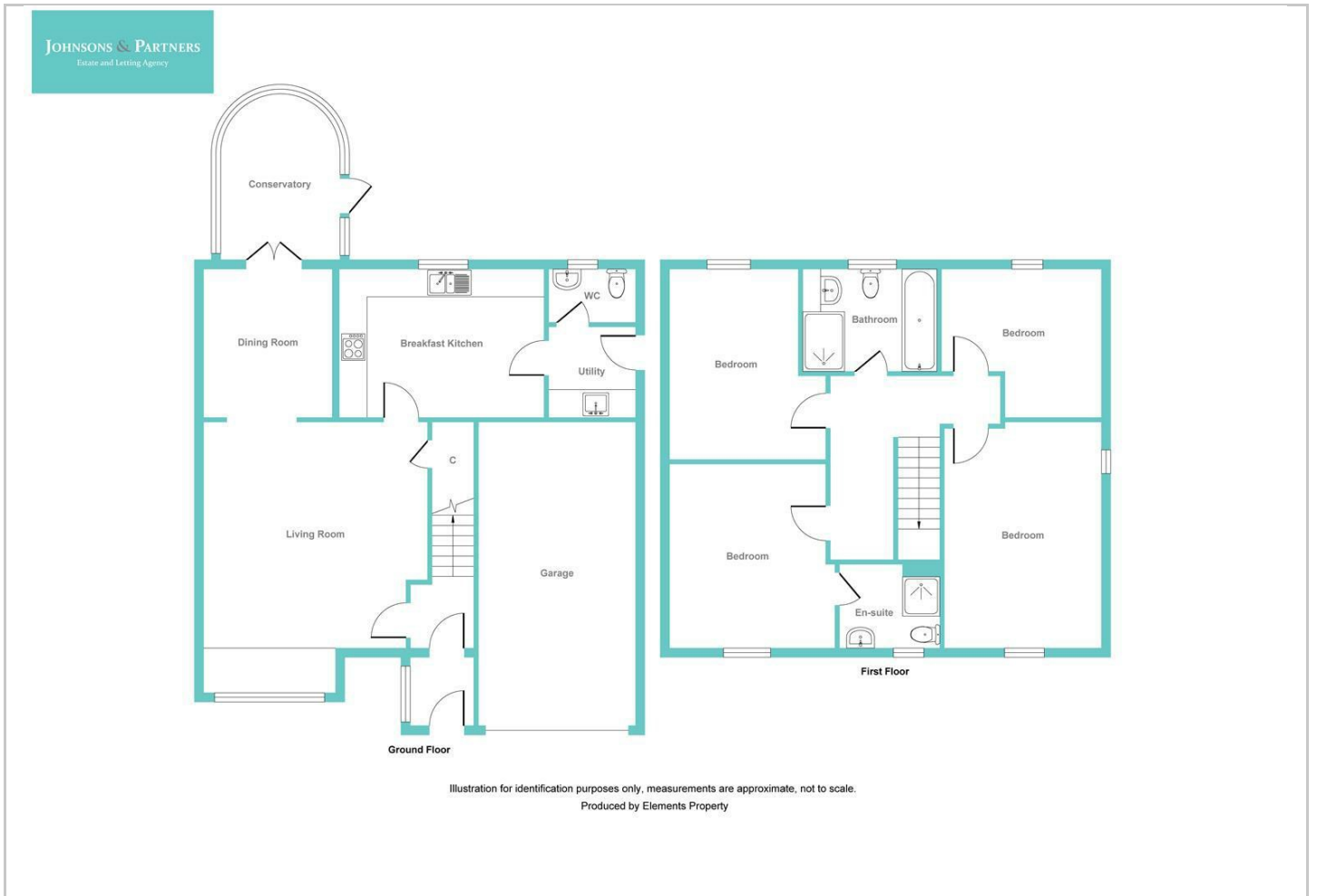
## Hybrid Map



## Terrain Map



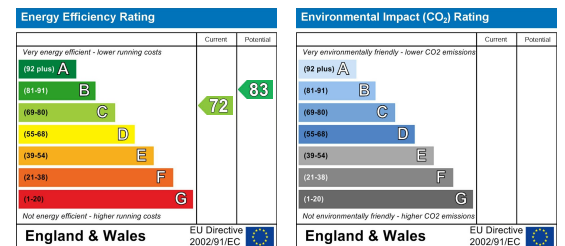
## Floor Plan



## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.