



**Rockleys View**  
**Lowdham, Nottingham NG14 7DN**

**Guide Price £230,000 Freehold**

A TWO DOUBLE BEDROOM SEMI-  
DETACHED HOME SITUATED IN  
LOWDHAM, NOTTINGHAM



\*\*GUIDE PRICE £230,000-£240,000\*\*

\*\* BEAUTIFUL RURAL COUNTRYSIDE VIEWS \*\* CALLING ALL FIRST TIME BUYERS \*\*

Robert Ellis Estate Agents are delighted to offer to the market this TWO DOUBLE BEDROOM SEMI-DETACHED HOME situated on a private road in the desirable location of Lowdham, Nottingham, benefitting from stunning countryside views.

The property is a short drive away from various amenities such as; The Old Vol Pub, Magna Carta Pub, The Railway and Victoria Park retail park where you will find some national shops, eateries and supermarkets,. The property is also ideally located to Gedling Country Park for beautiful countryside walks.

In brief the property comprises of an entrance porch, entrance hallway with doors off to the living room and kitchen diner. To the first floor there is a spacious landing giving access to FIRST DOUBLE bedroom, SECOND DOUBLE bedroom, access to the loft and the family bathroom with a 3 piece suite. Externally the property benefits from front and rear gardens.

An early viewing on this property is highly recommended to appreciate the accommodation on offer.



### Entrance Porch

8'4" max x 5'4" approx (2.55m max x 1.63m approx)  
UPVC double glazed entrance door to the front elevation. UPVC double glazed windows to the front and side elevations. Tiled flooring. Wooden entrance door leading into the Entrance Hallway

### Entrance Hallway

Single glazed window to the front elevation facing into Entrance Porch. Laminate flooring. Wall mounted radiator with cover. Ceiling light point. Coving to the ceiling. Under the stairs storage cupboard. Carpeted staircase to the First Floor Landing. Internal doors leading into Living Room & Kitchen

### Living Room

19'7" max x 11'4" max (5.99m max x 3.47m max)  
Double glazed windows to the front and rear elevations with views over the fields. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to ceiling. Feature log burner with tiled hearth and wood surround. Double glazed door leading to enclosed rear garden

### Kitchen Diner

16'2" max x 9'6" max (4.95m max x 2.9m max)  
Double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Ceiling light points. Range of wall, base and drawer units with solid wood work surfaces over. Integrated CDA electric fan double oven. 5 ring CDA gas hob above and cooker hood over. Belfast sink with dual heat tap. Integrated Beko dishwasher. Space and plumbing for an automatic washing machine. Space and point for freestanding fridge freezer. Ample space for dining table. External door to the rear elevation leading to the enclosed rear garden.

### First Floor Landing

Double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Coving to the ceiling. Access to the loft. Internal doors leading into Bedroom 1, 2 and Family Bathroom

### Bedroom 1

16'6" max x 8'11" max (5.04m max x 2.73m max)  
Double glazed window to the front elevation with views



over fields. Laminate flooring. Wall mounted radiator with cover over. Ceiling light point. Coving to the ceiling. Built-in storage cupboard

### Bedroom 2

9'9" x 11'6" max (2.99m x 3.51m max)  
Double glazed window to the rear elevation with views over fields. Laminate flooring. Wall mounted radiator with cover over. Ceiling light point. Coving to the ceiling. Built-in storage cupboards

### Family Bathroom

8'0" max x 5'3" max (2.44m max x 1.62m max)  
Double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Chrome heated towel rail. Recessed spotlights to ceiling. Extractor fan. 3 piece suite comprising of a panel bath with dual tap and mains fed shower over, vanity wash hand basin with dual heat tap and a low level flush WC

### Outside

To the rear of the property there is a brick paved patio area with a circular effect, garden shed, fencing and walls to the boundaries, gate leading from the service road into the rear of the property with steps, lawned garden with shrubs and plants to the borders.

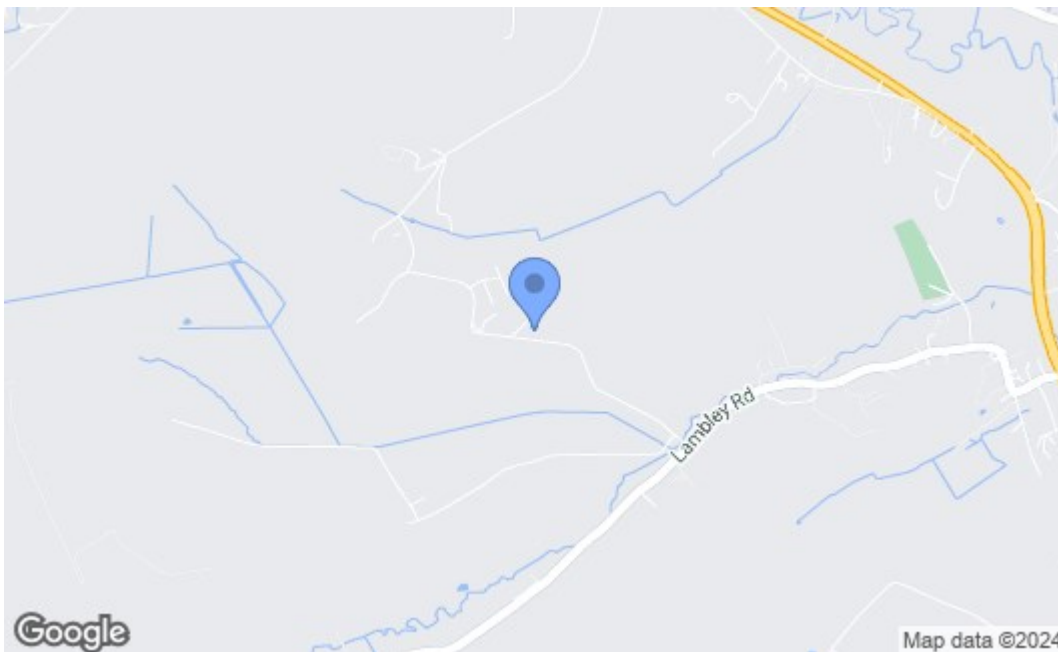
To the side there is access for bins and a path, two lawned areas with hedges and shrubbery and there are steps leading to the property from the private road.

### Council Tax

Newark and Sherwood Council Band B



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.