

# Emma Terry Homes

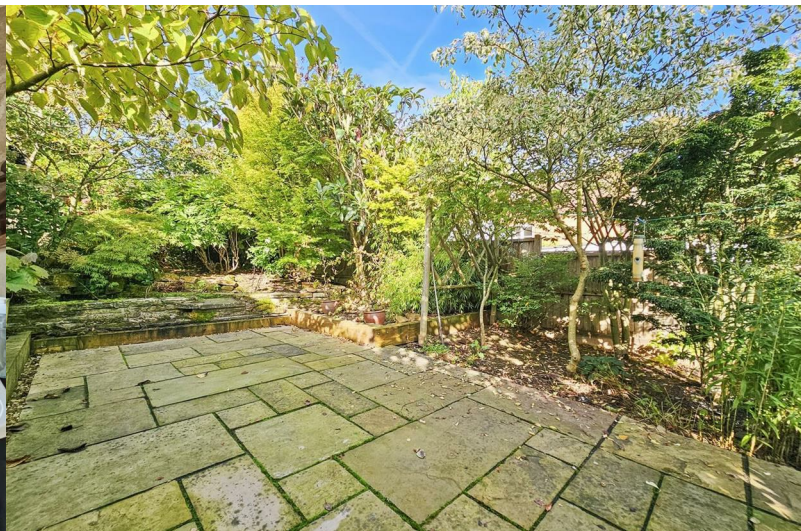
*moving made personal*



9 Lambley Road

Lowdham, Nottingham, NG14 7AZ

Asking Price £320,000





# 9 Lambley Road, Lowdham, Nottingham NG14 7AZ

A very well presented two bedroom semi detached home set within this popular rural location yet close to excellent village amenities.

Lowdham is a sought after village situated between Nottingham and Southwell offering convenient road links to the A46 and the A52 which, in turn, give access to the M1 and the A1. There's an excellent range of amenities including a Co-op store, post office, takeaways and four pubs.

Situated approximately 8.5 miles north east of Nottingham city it has good bus and rail links and therefore acts as a preferred commuter village for many of its residents. With access to a Primary School judged as 'Outstanding' by Ofsted, it is equally favoured by families.



Entrance door leads through to:

## LOUNGE

Feature decorative fire, window to front elevation and central heating radiator.

## DINING ROOM

Window to the rear elevation, central heating radiator and understairs cupboard.

## KITCHEN

Fitted with a range of wall and base units, built in oven with hob, tiled splashback, window to rear elevation and door to rear garden.

## STAIRS & LANDING

Stairs rising to:

## BEDROOM ONE

Spacious master bedroom with window to front elevation and central heating radiator.

## BEDROOM TWO

Window to the rear elevation and central heating radiator.

## LARGE BATHROOM

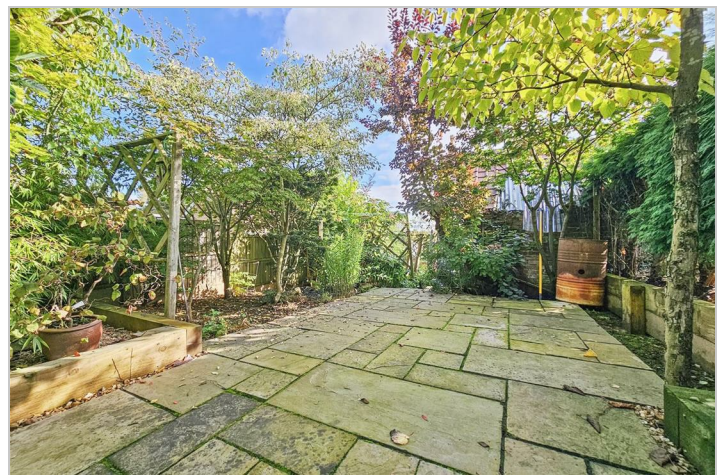
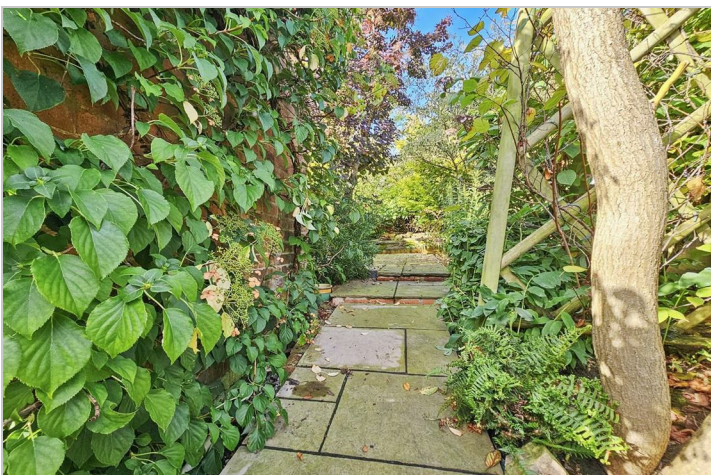
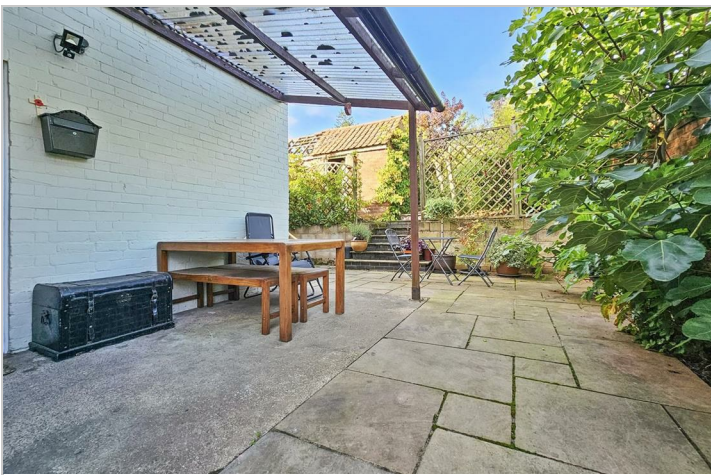
Delightful fitted bathroom with four piece suite....comprising of freestanding bath with swan neck mixer tap, low level flush W.C, hand wash basin, fully enclosed corner shower, spot lights to ceiling, chrome heated towel rail, part tiled walls and window to the rear elevation.

## OUTSIDE

The property is positioned on a large plot. To the front of the property there is off-street parking for two vehicles.

To the side there is newly built brick wall allowing extra privacy. There is a delightful patio area off the kitchen with steps to a slabbed area with mature plants trees and shrubs to create a private rear garden. In the garden there is also a brick built store.







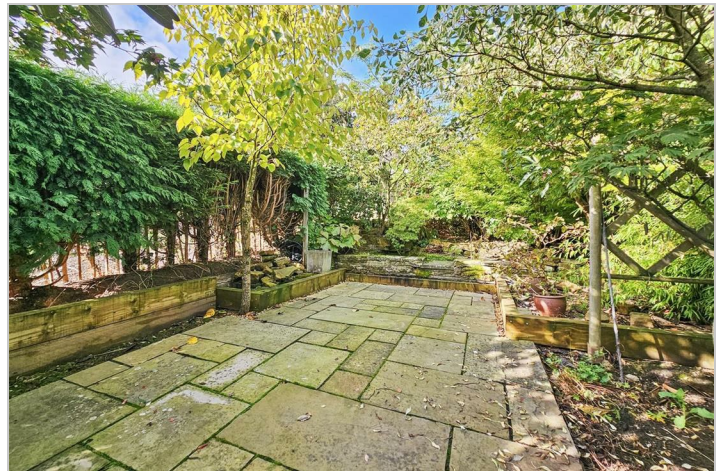
Road Map



Hybrid Map



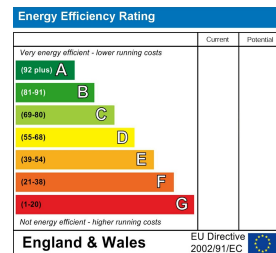
Terrain Map



Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 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.