

# Emma Terry Homes

*moving made personal*



## 9 The Orchards

Lowdham, Nottingham, NG14 7DP

Asking Price £299,950



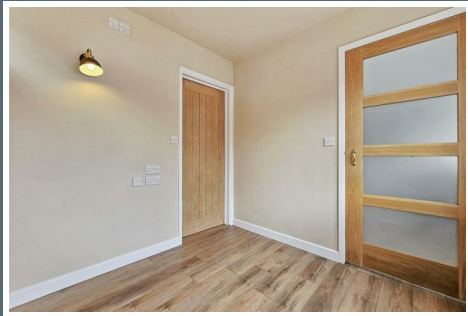
# 9 The Orchards, Lowdham, Nottingham NG14 7DP

Welcome to The Orchards in Lowdham - a charming location. This property boasts two reception rooms, one being an open plan dining lounge and the other a home office or playroom.

With three spacious bedrooms and two modern bathrooms, there is ample space for a growing family or those who enjoy having guests over.

Recently renovated to a high standard, this detached house offers a fresh and contemporary living space that is ready for you to move in and make it your own.

Situated in the picturesque village of Lowdham, this property is not only beautifully detached but also comes at an affordable price of under £300k, making it a fantastic opportunity for those looking to settle down in this lovely area. And the best part? There's no chain involved, so you can make this house your home without any delays.



UPVC double glazed front door:

## ENTRANCE AREA

Front door through to entrance area, open arch through to lounge/diner, door through to home office and UPVC glazed bay window to front.

## HOME OFFICE

7'2" x 7'8" (2.19m x 2.36m)

Central heating radiator, UPVC double glazed obscure window to side, UPVC double glazed window to front and door through to downstairs shower room.

## SHOWER ROOM

UPVC double glazed obscure window to side, low level flushing WC, double shower, extractor fan,

chrome heated towel rail, hand wash basin with mixer tap and spotlights to ceiling.

## LOUNGE/DINER

11'10" x 23'8" (3.61m x 7.22m)

Two central heating radiators, UPVC sliding doors to rear garden, fitted shelf and open staircase to first floor.

## KITCHEN

UPVC double glazed window to side, UPVC double glazed window to rear, LAMONA 4 ring electric hob with backsplash and extractor above, LAMONA oven and grill, integrated fridge freezer, black sink and drainer with mixer tap, fitted with a range of wall and base units, LAMONA built in washing machine and UPVC double glazed obscure door to side.

## STAIRS & LANDING

UPVC double glazed obscure window and doors through to:

### BEDROOM ONE

11'3" x 10'7" (3.43m x 3.25m)

UPVC double glazed window to front and central heating radiator.

### BEDROOM TWO

10'9" x 9'7" (3.28m x 2.94m)

UPVC double glazed window to rear, central heating radiator and storage cupboard with 2 shelves and a rail.

### BEDROOM THREE

7'9" x 10'10" (2.37m x 3.32m )

UPVC double glazed window to front and central heating radiator.

## BATHROOM

Fitted bath with hot and cold tap and electric shower over, chrome heated towel rail, storage cupboard, low level flushing WC, hand wash basin with mixer

tap and UPVC double glazed obscure window to rear.

## OUTSIDE

Front:

Off street parking with gated access enclosed by a small wall and with trees and shrubs.

Back:

Mainly grassed area bordered by hedges, trees and shrubs, side access to front, space for storage shed and enclosed with timber fencing.









## Road Map



## Hybrid Map

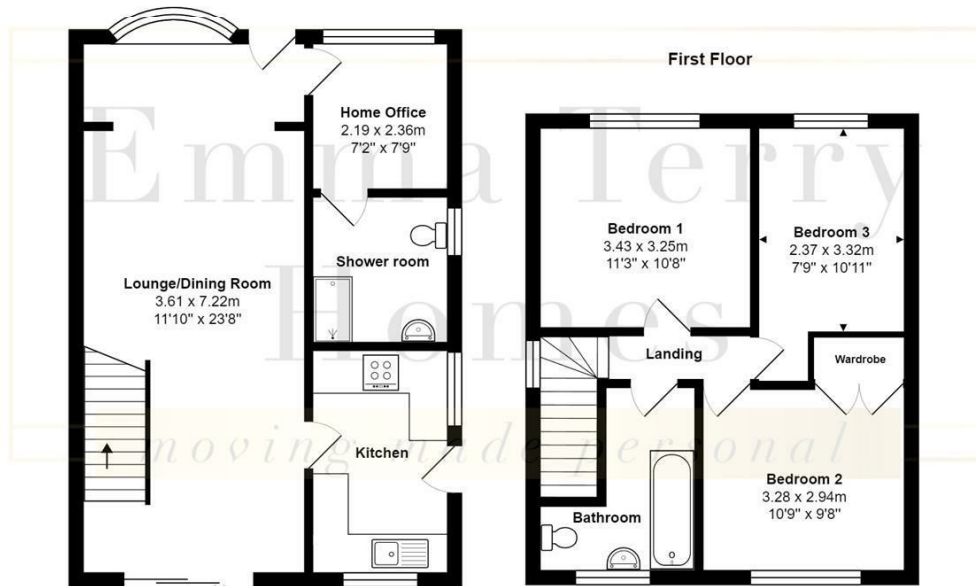


## Terrain Map



9, The Orchards, Lowdham, NG14 7DP

Ground Floor

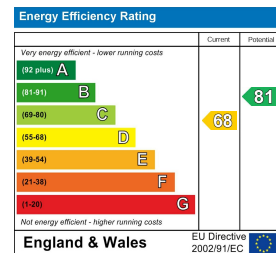


All measurements are approximate and for display purposes only

## 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



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