

# Emma Terry Homes

*moving made personal*



## 7 Lambourne Crescent

Lowdham, Nottingham, NG14 7WE

Asking price £449,950





# 7 Lambourne Crescent, Lowdham, Nottingham NG14 7WE

**\*\* LARGER THAN AVERAGE END PLOT - PRIVATE WITH NO PASSING TRAFFIC, DETACHED DOUBLE GARAGE AND SOUTH FACING GARDEN \*\***

Four bedroom detached family home positioned at the end of a quiet road within the village of Lowdham.

The property briefly comprises of an entrance hall, lounge diner with conservatory with underfloor heating, separate kitchen with utility room and downstairs W.C, home office, four bedrooms with en suite to master and family bathroom. With solid oak doors, skirting and architrave throughout, Lambourne Crescent is presented ready to move straight in. The property is positioned on a larger than average plot with off road parking for several vehicles with EV charger and a detached double garage with electric roller shutter doors.

The rear garden is south facing and larger than average with space to the side and back.

This lovely home may be tucked away, but is within walking distance of all of Lowdham's amenities which include great pubs and restaurants, shops, regular public transport services, including rail (5 minute walk), and recreational facilities for the whole family to enjoy.



## ENTRANCE HALL

Composite grey door, stairs rising to the first floor and double central heating radiator.

## LIVING AREA

13'11" x 16'10" (4.24m x 5.13m )

Double glazed window to front elevation, double central heating radiator, feature gas fire with oak surround.

## DINING AREA

9'11" x 10'11" (3.02m x 3.33m)

Double glazed double french door to rear garden and central heating radiator.

## CONSERVATORY

12'2" x 11'3" (3.71m x 3.43m)

Fitted with underfloor heating, vertical radiator and double glazed doors to the rear garden.

## KITCHEN

Fitted with a range of wall and base units with oak worktops over, white Belfast sink with mixer tap, double glazed window to rear elevation, door through to pantry, space for double freestanding oven, space

for American style fridge freezer, double central heating radiator, integral dishwasher and door through to utility room.

## PANTRY

Power and shelves for storage.

## UTILITY ROOM

6'6" x 5'6" (2.0m x 1.7m)

Fitted with base unit, stainless steel sink with drainer and mixer tap, double glazed window to side elevation, space and plumbing for washing machine and tumble dryer, double central heating radiator, double glazed door to rear garden and door through to downstairs W.C.

## W.C

Fitted with low level flush W.C, hand wash basin, double central heating radiator, part tiled walls and obscure double glazed window to the side elevation.

## OFFICE

16'3" x 7'2" (4.95m x 2.18m)

Double central heating radiator, double glazed window to the front elevation, loft access.

## STAIRS & LANDING

Stairs rising to first floor, loft hatch, oak doors through to:

## MASTER BEDROOM

12'10" x 9'7" (3.91m x 2.92m)

Two double glazed window to front elevation, central heating radiator and fitted wardrobe with sliding mirrored doors.

## ENSUITE

Large walk in shower with rainfall head and hand held, chrome heated towel rail, low level W.C, hand wash basin with mixer taps set in vanity unit, fully tiled walls and floor and obscure double glazed window to the side.

## BEDROOM TWO

9'5" x 8'2" (2.87m x 2.49m )

Double glazed window to rear elevation and central heating radiator.

## BEDROOM THREE

8'6" x 7'3" (2.59m x 2.21m )

Double glazed window to front elevation, storage cupboard and central heating radiator.

## BEDROOM FOUR

7'0" x 6'6" (plus wardrobe) (2.13m x 1.98m (plus wardrobe) )

Fitted wardrobes, central heating radiator and double glazed window to the rear elevation.

## BATHROOM

Panel bath with shower over, low level flush W.C, hand wash basin, obscure double glazed window to the rear elevation, tiled floor and walls and chrome heated towel rail.

## OUTSIDE

The property sits at the head of a cul de sac with a driveway providing car standing and access to the double garage. There is a further garden area to the side of the property leading round to the rear garden. The rear garden has a patio with lawned garden beyond.

## DOUBLE GARAGE

17'0" x 16'10" (5.18m x 5.13m)

Fitted with two electric roller shutter doors, power, lighting, storage in the eaves and courtesy door to the side.



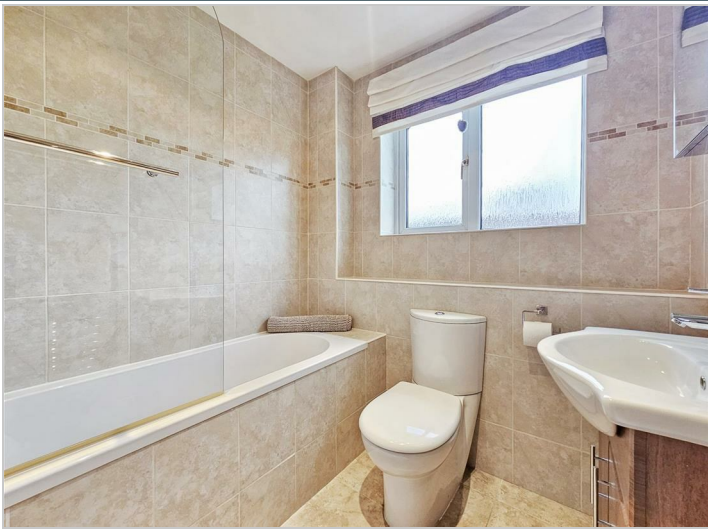














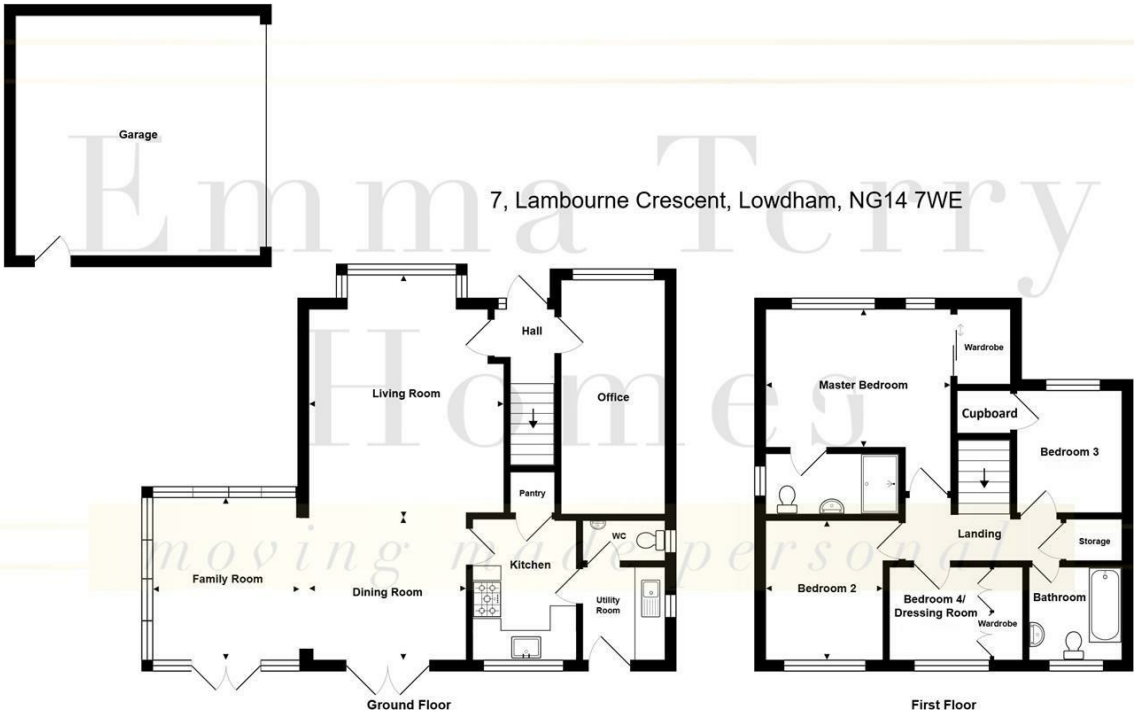
Road Map



Hybrid Map



Terrain Map

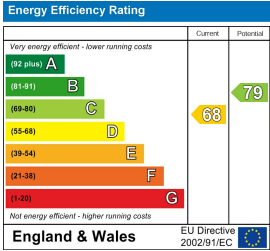


All measurements are approximate and for display purposes only

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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