

# HoldenCopley

PREPARE TO BE MOVED

Nottingham Road, Lowdham, Nottinghamshire NG14 7AP

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Guide Price £600,000 - £625,000

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PREPARE TO BE IMPRESSED...

Welcome to this impressive six-bedroom substantial detached house, a home that exudes elegance and charm. Nestled in the sought-after village location of Lowdham, this property offers stunning countryside views and convenient proximity to local amenities, including shops, eateries, and commuting links. Upon entering, you're greeted by a spacious hallway that leads to three versatile reception rooms, providing ample space to tailor to your needs. The kitchen is well-equipped with ample storage and countertop space. Adjacent to the kitchen, you'll find a convenient utility room and a stylish shower room, adding practicality to the ground floor. Ascending to the upper level, you'll discover five double bedrooms and a single bedroom. The master bedroom boasts access to two study rooms, offering the ideal space for a home office or hobbies. Completing this level is a sleek four-piece bathroom suite featuring underfloor heating, adding a touch of luxury to everyday routines. Step outside and be captivated by the impressive outdoor space. At the front of the property, a spacious driveway provides off-road parking for multiple cars, along with access to the double garage for additional parking. Adjacent to the garage, there are two additional storage rooms, further enhancing the practicality of the home. The front garden features a manicured lawn, carefully selected plants and shrubs, a patio seating area, and mature trees providing privacy. The rear garden is equally impressive, offering a generously sized enclosed private space. Here, you'll find a well-maintained large lawn, a patio seating area, and a variety of decorative plants and shrubs, complemented by established trees. Whether entertaining guests or enjoying quiet moments outdoors, this garden offers a serene retreat for all occasions.

MUST BE VIEWED





- Substantial Detached House
- Six Bedrooms
- Three Spacious Reception Rooms
- Fitted Kitchen
- Utility Room & Ground Floor Shower Room
- Two Study Rooms
- Stylish Bathroom Suite
- Private Enclosed Rear Garden
- Driveway & Double Garage
- Sought-After Location





## GROUND FLOOR

### Hallway

26'6" x 4'4" (8.08 x 1.34)

The hallway features carpeted flooring, a radiator, recessed spotlights, ceiling cornices, a dado rail, an in-built storage cupboard, bespoke fitted shelves and storage space, as well as a stained glass circular window. Access into the accommodation is provided through a single UPVC door.

### Living Room

15'9" x 9'11" (4.82 x 3.03)

The living room is equipped with carpeted flooring, a radiator, ceiling cornices, a ceiling rose, a dado rail, and a feature fireplace with a decorative surround. Additionally, it boasts a UPVC double-glazed bow window facing the front elevation.

### Dining Room

13'10" x 12'4" (4.24 x 3.76)

The dining room features carpeted flooring, a radiator, ceiling cornices, a picture rail, and two UPVC double-glazed windows overlooking the rear and side elevations.

### Family Room

15'6" x 9'10" (4.74 x 3.01)

The family room is furnished with carpeted flooring, a radiator, ceiling cornices, two ceiling roses, and a UPVC double-glazed bow window facing the front elevation.

### Kitchen

14'3" x 9'5" (4.35 x 2.89)

The kitchen features a variety of fitted base and wall units with rolled-edge worktops, a sink and a half with a drainer and mixer tap, integrated oven and hob, an extractor fan, integrated fridge, partially tiled walls, coving on the ceiling, tiled flooring, and a UPVC double-glazed window on the side elevation.

### Utility Room

9'6" x 5'10" (2.92 x 1.78)

The utility room is equipped with fitted wall units, ample space and plumbing for a washing machine & freezer, tumble dryer, and dishwasher. It features tiled flooring, a UPVC double-glazed window overlooking the rear elevation, and a single door for access to the rear garden.

### Shower Room

8'4" x 3'2" (2.55 x 0.99)

The shower room has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an electric shower fixture, an extractor fan, a heated towel rail, recessed spotlights, tiled walls, tiled flooring and a UPVC double-glazed window to the rear elevation.

## FIRST FLOOR

### Landing

16'2" x 5'10" (4.93 x 1.79)

The landing is furnished with carpeted flooring, a radiator, ceiling cornices, a dado rail, recessed spotlights, and provides access to the first-floor accommodation as well as the loft.

### Master Bedroom

16'1" x 20'6" (4.91 x 6.26)

The main bedroom features carpeted flooring, two radiators, access to study rooms, access to the loft, and two UPVC double-glazed windows facing the front elevation.

### Study

10'11" x 7'3" (3.08 x 2.21)

The study room has carpeted flooring and a UPVC double-glazed window to the rear elevation.

### Study

9'8" x 7'3" (2.95 x 2.21)

The study room has carpeted flooring and a UPVC double-glazed window to the rear elevation.

### Bedroom Two

12'4" x 9'11" (3.77 x 3.04)

The second bedroom boasts carpeted flooring, a radiator, fitted wardrobes, and a UPVC double-glazed window overlooking the rear elevation.

### Bedroom Three

11'1" x 9'6" (3.39 x 2.92)

The third bedroom features carpeted flooring, a radiator, an in-built storage cupboard, and a UPVC double-glazed window facing the front elevation.

### Bedroom Four

13'11" x 12'1" (4.26 x 3.70)

The fourth bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the rear elevation.

### Bedroom Five

10'0" x 9'10" (3.07 x 3.02)

The fifth bedroom has carpeted flooring, a radiator, built-in cupboards, and a UPVC double-glazed window overlooking the front elevation.

### Bedroom Six

6'3" x 5'10" (1.92 x 1.78)

The sixth bedroom features carpeted flooring, a wall-mounted electric heater, and a UPVC double-glazed window facing the front elevation.

### Bathroom

9'1" x 8'9" (2.78 x 2.67)

The bathroom is equipped with a low-level dual flush W/C, a vanity storage unit featuring two wash basins, a double-ended bath with central taps, a walk-in shower boasting an overhead rainfall shower and a hand-held shower head, a heated towel rail, a wall-mounted electric shaving point, recessed spotlights, an extractor fan, tiled walls, tiled flooring with underfloor heating, and a UPVC double-glazed window on the side elevation.

## OUTSIDE

### Front

At the front of the property lies a spacious block-paved driveway offering off-road parking for multiple cars, access to the double garage, courtesy lighting, gated entry to the rear garden, a lawn, a variety of carefully chosen plants and shrubs, a patio area, and mature trees for privacy.

### Double Garage

20'1" x 16'7" (6.14 x 5.08)

The garage provides generous space for extra parking and features two electric up-and-over doors.

### Garden Room

9'7" x 7'5" (2.94 x 2.28)

The garden room has courtesy lighting, power supply, ample storage space and a single UPVC door providing access.

### Storage Room

9'7" x 7'5" (2.94 x 2.28)

The storage room has courtesy lighting, power supply, ample storage space and a single UPVC door providing access.

### Rear

At the rear of the property, there is a generously sized enclosed private garden featuring a well-maintained large lawn, a paved patio area, a range of decorative plants and shrubs, established trees, and hedge borders.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast Broadband available with the highest download speed at 33Mbps & Highest upload speed at 4Mbps

Phone Signal – Good coverage of Voice, 3G & 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Newark and Sherwood District Council - Band F

This information was obtained through the directgov website. HoldenCopley 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.

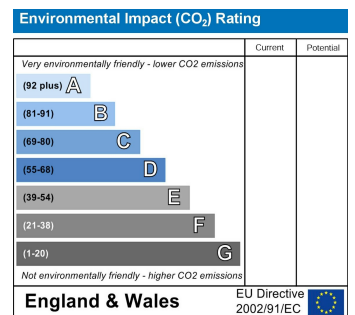
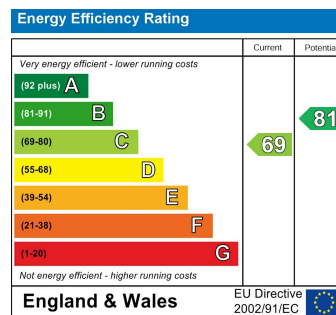
The vendor has advised the following:

Property Tenure is Freehold

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**FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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**0115 7734300**

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

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