

HoldenCopley

PREPARE TO BE MOVED

Nursery Gardens, Lowdham, Nottinghamshire NG14 7WB

Guide Price £525,000 - £535,000

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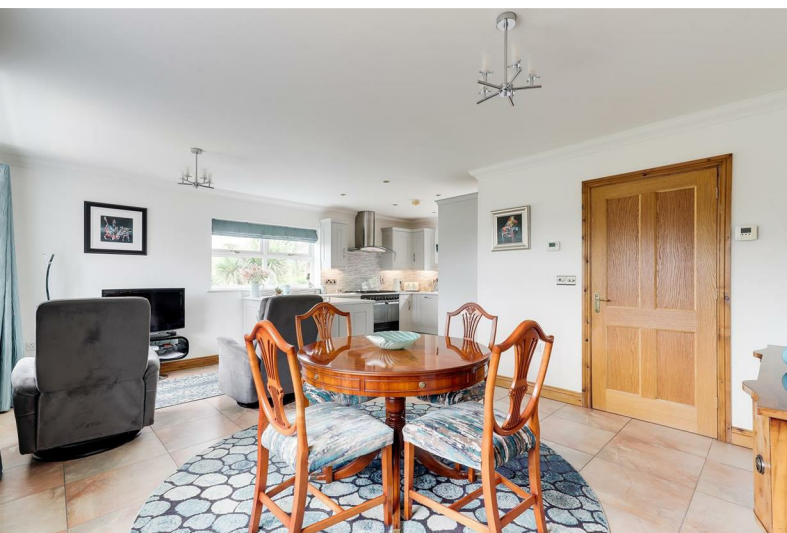


GUIDE PRICE £525,000 - £535,000

BEAUTIFUL FAMILY HOME...

This beautiful four-bedroom detached family home exudes warmth and comfort, being spacious and well-presented throughout. Nestled in the sought-after location of Lowdham, close to local amenities such as shops and schools, and offers excellent transport links to surrounding areas. Stepping inside, the entrance hall on the ground floor is bathed in natural light from the floor-to-ceiling windows, creating a welcoming and inviting atmosphere. On the basement level, there is a cosy double bedroom. The top floor features a spacious reception room and a modern kitchen diner with a comfortable living area, complete with contemporary fixtures and fittings. Adjacent to the kitchen is a handy utility room and W/C. This floor also includes three double bedrooms. The main bedroom boasts a walk-in closet and an en-suite, while the other two bedrooms feature fitted wardrobes. A stylish family bathroom serves the remaining bedrooms. Outside, the front of the property has double-gated access to a large block-paved driveway, providing off-road parking for multiple cars, access to the garage, and a variety of plants and shrubs that add to its charm. The rear garden is a private, southeast-facing oasis with a patio seating area, a gravel patio area, a lush lawn, and a range of established plants and shrubs, offering a perfect retreat for relaxation and outdoor entertaining.

MUST BE VIEWED!





- Detached House
- Four-Bedrooms
- Spacious Reception
- Modern Kitchen Diner
- Utility Room & W/C
- Driveway & Garage
- Stylish Family Bathroom & En-Suite
- Beautifully Presented Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

9'6" x 7'8" (2.90 x 2.36)

The entrance hall has carpeted flooring, underfloor heating, floor-to-ceiling double-glazed windows to the front elevation and a single composite door providing access into the accommodation.

BASEMENT

Hallway

13'10" x 2'8" (4.23 x 0.82)

The hallway has carpeted flooring, underfloor heating, ceiling coving, access to the garage and two in-built storage cupboards.

Bedroom Three

13'11" x 11'7" (4.25 x 3.54)

The third bedroom has carpeted flooring, underfloor heating, ceiling coving and a UPVC double-glazed window to the front elevation.

Garage

25'7" x 18'6" (7.82 x 5.66)

The garage has courtesy lighting, power supply and an electric up-and-over door.

FIRST FLOOR

Hallway

17'3" x 13'11" (5.28 x 4.26)

The hallway has carpeted flooring, underfloor heating, ceiling coving, recessed spotlights and access to the first floor accommodation.

Living Room

21'0" x 13'11" (6.42 x 4.26)

The living room has carpeted flooring, underfloor heating, ceiling coving, a feature fireplace with a decorative mantelpiece, a UPVC double-glazed window to the side elevation and double French doors opening out to the rear elevation.

Kitchen Diner

19'10" x 19'1" (6.05 x 5.83)

The kitchen has a range of fitted base and wall units with Quartz worktops, a composite sink with a drainer and a swan neck mixer tap, a Range cooker, extractor fan, an integrated dishwasher & fridge freezer, partially tiled walls, ceiling coving, recessed spotlights, tiled flooring with underfloor heating and two UPVC double-glazed windows to the side and rear elevations.

The dining living area has tiled flooring with underfloor heating, ceiling coving and two UPVC double-glazed windows to the front elevation.

Utility Room

12'11" x 5'3" (3.70 x 1.62)

The utility room has fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and a mixer tap, space and plumbing for a washing machine, partially tiled walls, ceiling coving, an extractor fan, tiled flooring with underfloor heating, an in-built storage cupboard, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

W/C

6'5" x 2'10" (1.96 x 0.88)

This space has a low level dual flush W/C, a pedestal wash basin, tiled flooring with underfloor heating, ceiling coving and a UPVC double-glazed obscure window to the rear elevation.

Master Bedroom

14'11" x 14'0" (4.56 x 4.28)

The main bedroom has carpeted flooring, underfloor heating, ceiling coving, access to the walk-in closet & en-suite and two UPVC double-glazed windows to the rear and side elevations.

En-Suite

8'1" x 4'9" (2.48 x 1.46)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, a heated towel rail, a wall-mounted electric shaving point, tiled walls, recessed spotlights, an extractor fan, tiled flooring with underfloor heating and a UPVC double-glazed obscure window to the side elevation.

Walk-In-Closet

8'2" x 6'3" (2.49 x 1.93)

The walk-in-closet has carpeted flooring with underfloor heating and access to the loft.

Bedroom Two

14'11" x 9'7" (4.56 x 2.93)

the second bedroom has carpeted flooring, underfloor heating, ceiling coving, fitted sliding door wardrobes and a UPVC double-glazed window to the side elevation.

Bedroom Four

11'8" x 10'8" (3.57 x 3.26)

The fourth bedroom has carpeted flooring, underfloor heating, ceiling coving, fitted wardrobes and a UPVC double-glazed window to the front elevation.

Bathroom

11'6" x 6'8" (3.51 x 2.04)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a double-ended bath with central taps, a shower enclosure with a shower with a shower fixture, 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 obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is double gated access to a large block-paved driveway providing off-road parking for multiple cars, access to the garage, gated access to the rear garden, courtyard lighting, a range of plants and shrubs, hedge borders and brick-wall boundary's

Rear

To the rear is a private south-east facing enclosed garden with a paved patio area, a gravel patio area, a lawn, a range of established plants and shrubs, a shed, and hedge border boundary's.

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

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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

32Mbps & Highest upload speed at 6Mbps

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

Sewage – Mains Supply

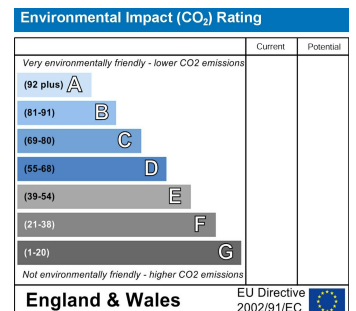
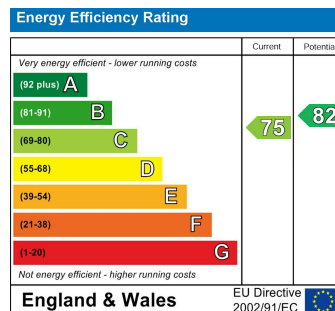
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



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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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