

HoldenCopley

PREPARE TO BE MOVED

The Priors, Lowdham, Nottinghamshire NG14 7BA

Offers In The Region Of

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BEAUTIFULLY RENOVATED THROUGHOUT...

This beautifully refurbished three-bedroom detached bungalow offers spacious accommodation, making it an excellent choice for a variety of buyers looking to move straight in. Recently upgraded to a high standard, the property boasts a complete replacement of the floor and sub-base with 100 mm of insulation, 300 mm of fibreglass insulation in the loft and the installation of a steel girder for additional roof support. The entire property has been rewired, replastered and fitted with new water and heating systems, windows and the patio doors and front door have been replaced. A new bathroom suite, Magnet kitchen and WC/Utility room have also been installed. All works are warranted for one year from August 2024 by Aspray Ltd. Situated in a highly sought-after location, it is within close proximity to a range of local amenities, including shops and top-rated school catchments. The accommodation includes a welcoming hallway, a bright and airy living/dining room, a modern fitted kitchen, a contemporary three-piece bathroom suite, a WC/utility room and three generously sized bedrooms. Additionally, there is access to a loft, providing ample storage space. Outside, the front of the property features a driveway with a convenient carport, while the rear offers a private, low-maintenance garden with a patio, perfect for outdoor relaxation. This move-in-ready bungalow combines modern comforts with a prime location, making it a perfect home for discerning buyers.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Living/Dining Room
- Fitted Magnet Kitchen
- Three Piece Bathroom Suite & WC/Utility Room
- Driveway & Car Port
- Low Maintenance Rear Garden
- Cavity Wall Insulation
- Popular Location
- No Upward Chain





ACCOMMODATION

Hall

7'2" x 18'3" (2.20m x 5.58m)

The hall has carpeted flooring, a radiator, recessed spotlights, UPVC double-glazed windows to the front elevation and a single composite door providing access into the accommodation.

Living/Dining Room

17'11" x 23'9" (5.47m x 7.24m)

The living/dining room has a UPVC double-glazed bow window to the front elevation, carpeted flooring, two radiators, wall-mounted light fixtures, a UPVC double-glazed window to the side elevation and open access to the kitchen.

Kitchen

11'3" x 9'10" (3.45m x 3.01m)

The kitchen has a range of fitted Magnet base and wall units with worktops, space for a freestanding range cooker, an extractor fan, space and plumbing for a dishwasher, space for a fridge-freezer, a stainless steel sink and a half with a drainer and a swan neck mixer tap, herringbone flooring, a vertical radiator, recessed spotlights, a UPVC double-glazed window to the side elevation and a single UPVC door providing access out to the side of the property.

Master Bedroom

11'5" x 13'1" (3.49m x 4.00m)

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

Bedroom Two

11'5" x 11'5" (3.50m x 3.49m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, sliding patio doors providing access out to the garden and could be utilised as a second lounge.

Bedroom Three

11'5" x 11'2" (3.48m x 3.41m)

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

Bathroom

9'10" x 7'1" (3.01m x 2.17m)

The bathroom has a low level flush W/C, a wall-mounted wash basin with fitted storage, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, herringbone flooring, a radiator, a chrome heated towel rail, an electric shaving point, a wall-mounted enclosed boiler, access to the loft, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

WC/Utility Room

4'4" x 7'6" (1.33m x 2.31m)

This space has a low level W/C combined with a wash basin, space and plumbing for a washing machine and a tumble dryer, herringbone flooring, a radiator, a built-in cupboard and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a garden with decorative stone and trees, a driveway and a carport.

Rear

To the rear of the property is private low maintenance garden with a fence panelled boundary, decorative stones, a patio and two single wooden lockable gates to the side elevations.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast - 80 Mbps (Highest available download speed)

20 Mbps (Highest available upload speed)
Phone Signal – Some 3G, 4G & 5G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Low risk of flooding
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – The property was subject to a significant water leak out of which arose the insurance claim and the subsequent refurbishment of the whole property

DISCLAIMER

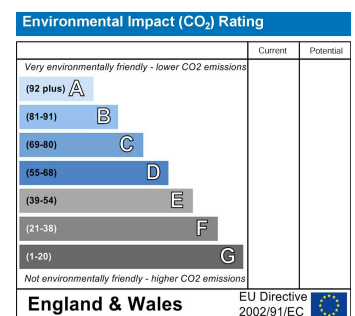
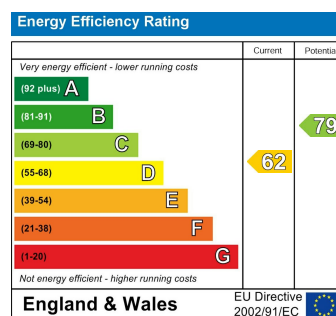
Council Tax Band Rating - Newark & Sherwood District Council - Band E
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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.



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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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